

Chipeta Heights HOA Meeting Agenda

9/22/22

Welcome - sign in 26 members, 5 proxies

Property Management what the team felt would be good for our community

- Accounting Services
- Collections and Late Fees
- Monthly Recording and Accounting
- Budget preparation - Monthly and Quarterly
- Attend Annual Meeting (probably in the evening approximately 6pm to 7pm)
- Policies and Procedures
- Equipment and Supplies
- Insurance Services
- meeting Notices

Coldwell Banker Commercial : Prime Properties

Start up \$250 (optional \$250 for attorney to address covenants and laws)

Premier Package \$475 per month

Increase of 116.66 for dues – does not include Transaction Fees:

Based on the amount of violation letters this year 6, the notices for spring meeting and winter dues – we propose \$150 increase to dues to cover, that would put HOA dues at \$500

We discussed property management companies the committee researched. Dylan Gonzalez had a question on previous property management companies and experience with them, he asked "Why didn't we get a refund(dues go back down) when we ended the contract?" Alicia DeVore explained since we had extra landscaping expenses and extra attorney fees that year it went into our overall fund.

Alicia DeVore discussed HOA laws that the HOA board does not need to have the vote of the Homeowners to move forward with a property management company.

Alysha Moore spoke for the Board and reported they would not hire a property management company without funds, or the approval of the HOA.

Jeannie Caldwell suggested when sending violations the Board should reach out to the property owner to see if they need help and ask about their situation.

Landscape and Irrigation committee

New changes – volunteers for spring and fall clean up –\$1500

Committee - purchase and apply deep root fertilizer for trees –\$500

Committee - headgate and filter cleanings, monthly flush –\$250/month

Committee – drip line management - \$200

Committee and volunteers – shrub trimmings - \$440

Landscape poster – pictures on the poster are things that need to be removed off of our property, committee would like to move towards xeriscape for the spaces they would leave

CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION, INC

PO BOX 271, Grand Junction, CO 81502

2022 Budget

Current General Account Balance	\$1,442.09
HOA Fines Owed to HOA from Violations+liens	
HOA Fines Collected from Violations+liens	
HOA Dues Collected (includes interest)	\$15,200.00
HOA Transfers/Refunds/Credits	\$230.00
HOA Dues Owed (plus interest accruing)	\$0.00
Chipeta Heights Continuous Improvement (CIP) Fund	\$1,500.00
Total HOA Dues, Transfers, Fines	\$15,430.00

2022 Budget 01/01/2022		Year Ending 12/31/2022	
	Amount	Expenses Paid	Budget Remaining
HOA Expenses:			
Insurance	\$615.04	\$615.04	\$0.00
*Utilities	\$725.00	\$453.87	\$271.13
*Landscape Contract	\$9,770.00	\$7,260.00	\$2,510.00
*Landscape Other (unexpected costs)	\$1,250.00	\$4,538.25	(\$3,288.25)
*Snow Removal 2" threshold	\$450.00	\$0.00	\$450.00
Taxes - Non-Profit	\$90.00	\$360.00	(\$270.00)
*Office Supplies + Misc Items	\$205.00	\$129.55	\$75.45
*Liens	\$13.00	\$0.00	\$13.00
USPS	\$118.00	\$156.00	(\$38.00)
Legal Services	\$700.00	\$0.00	\$700.00
Website	\$114.00	\$114.00	\$0.00
Raffle 2022	\$200.00	\$200.00	\$0.00
Reserve 3,500		\$0.00	\$0.00
Total HOA Expenses	\$14,250.04	\$13,826.71	\$385.33

HOA Reserve Fund (CD & Money Market)	Amount
Three Month CD (Auto renewal every 3 mos)	\$4,512.96
Money Market	\$4,512.36
Membership Account	\$25.00
Total HOA Reserve Funds	\$9,050.32
Reserve recommendation(consumer index)	\$20,300.00

Discussed trees and the landscaping cost to maintain them. Homeowner suggested to not replace dying trees. Overall agreement is to go to zeroscape once trees dye. Discussed volunteers for landscaping and maintaining the irrigation pump.

Budget – 1 time assessment

Main Line break \$1805 – had to go around the tree and roots

Deep root tree injections \$1550

Shrub trimmings and sprinkler head replacement \$440

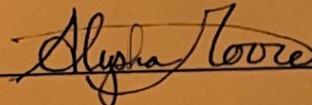
1 time assessment \$90

Reserve account would be \$12000 at the end of the year moving towards that elusive consumer index number.

One home owner suggested to raise HOA fees to \$400 to offset the cost of the expenses this year. HOA board will keep fees at \$350 for 2023. The Board will look at raising HOA for 2024 and will be brought for a vote/notification at the annual meeting.

No vote on the one time assessment not enough homeowners and proxies present.

Voting

Board Member name and signature Alysha Moore 

Date 9/22/22