

CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION

PO Box 271 Grand Junction CO 81502

Annual Meeting

May 3, 2023 at 6:30 p.m., Wednesday

Chipeta Golf Course Club House

AGENDA:

Call to Order

I. Old Business

a. Meeting Minutes 1st Brian 2nd Lisa

II. New Business

- A. Review of Budget 2023 Mike talked about the landscaping quotes
- B. Reserve Accounts: Money Market & Three-Month CD Discussed Money market accounts reserve and balance
- C. Tax exempt status/nonprofit status Lost tax exempt, Application to reapply for it and if we need it. We do not earn enough for us to be taxed currently. State already recognizes us as tax exempt. Federal we may have to start paying taxes on the money from our CD, money market

III. HOA Attorney – Hoskin Farina & Kampf, P.C.

- A. HOA Policies Attorney will need to revamp bi laws. Need of 67% of homeowners to vote. Quorum to change bi laws.
- B. Legal Dispute cost from attorney and what was our charge to seek legal advice and reasoning behind it.
- C. New legislature and impact on Covenants/laws
21 homeowners present, 13 proxies – Quorum met
 - a. Any change requests or issues
 - 1. Pets issues and complaints with household that have more than 2 cats or dogs. Voted to increase pet size per household from 2-4 all in favor.
 - 2. Possible shed size addressed discussed height, color, issues with sheds. Voted to change to a 10ft Peak, 8 foot sides, and color match to property. Majority in favor and 1 nay.
 - 3. Dues payments discussed payment being too high also January being a hard month. Voted to give homeowners the option to spread out in equal payments for 12 months. Need to contact the Board to set up.

IV. Irrigation committee

- A. Volunteers to help Aaron Spence, Aaron Moore, Miguel Ramirez
- B. Fall cleanup ways to save money, we lost greenery off 29rd 3 trees and a couple of bushes. Mike Park got approval from city to cut down the trees due to city being behind.

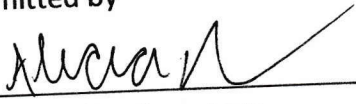
V. Board Election New elected board President Brian Rasmussen, Treasure Mike Schulte, Secretary Lisa Vancleave (Brian Rasmussen and Lisa Van Cleave to be on the BellCo and San Juan Accounts)

VI. Raffle we had 4x\$50 winners Jim Tebo, Janet Statler, Lillie Sutton, Lisa Van cleave

VII. Question and Answers discussed issues with vehicle inoperable and on property, also time allotment to be parked in the gravel and drive way area for more then the 14 day. Voted to get rid of the time frame and extend it to 60 days. Any lenience or exception to this would be submitted to the board. Majority in favor and 1 nay.

VIII. Meeting Adjournment

Submitted by


Alicia Ramirez Secretary

5/13/23
Date