

Chipeta Heights HOA Annual

2024 Meeting Minutes

4/19/2024 & 4/21/2024

Call to order

I. Old Business: 2023 Minutes

- a. Vote to accept Meeting Minutes 1st Mike 2nd Scott 4/19/24
- b. Vote to accept Meeting Minutes 1st Lisa 2nd Ron 4/20/24

II. New Business

- A. Review of 2024 Budget; No discussion
- B. Mailbox Lighting; Glenn Menard built a pole to mount lights on behind the mailboxes. Mike Schultz, Woody Harrison will install
- C. Banking; Brian closed accounts at Bellco and moved all HOA accounts to the Bank of The San Juans. We currently have a reserve of 4-5K CD's that renew every 3 months and the HOA checking account.
- D. Insurance (State Farm) The Board received new HOA insurance through State Farm and saved 500 annually. E. We have a quorum
- F. Landscaping Contract; The Board negotiated a new contract with (Corona Lawn Care/Owner Aaron Spence) that will save the HOA an estimated \$3000 annually, for the next 4 years.
- G. Trees & Shrubs, Bugs, The Board hired (Bighorn Trees) to treat the Ash, Pine and Mougou Pine Trees.
- H. Drainage Grate; The Board contracted with Ricks Welding to design, build and install a Grate to cover the culvert opening in the retention pond on Granite Pkwy.
- I. Discussion – Metal Roofs: We discussed Ideas about the Metal Roofs. Maybe have to re-roof our houses in the future, suggestions for Metal Roofs neutral color.
- J. Open Discussion for Ideas and the Future: Barbeque or Pavilion in Don's area (rent out if possible) future Assessment possible. (No Pavilion problems with other people) Maybe a fenced in dog park or Kids Park. Look into the cost of how much it would be and Insurance. Will have to reroute some sprinklers.
- K. Suggestions for removing rocks in the retention pond so it would be more usable. Aaron said the mowers would get stuck down in the grass area if wet.
- L. Land Property we own behind Larry Foster house. We could fence it and put storage sheds on it to generate revenue. Owners use only or expand to community. Park owner's RV's or trailers. Larry offered up he would like to buy the Property if possible.
- M. Non-Resident Vehicles parking on Meadow St. (Suggestions: Chain put up for Stopping outsiders. Signs saying parking for Residents only. keep eyes open.
- N. Sprinkles are great Don said Mud was in pop ups, lowest point use a Flush nozzle and let the line flush out. Each zone needs to be done. (Pumps need to clean filters out and if found, Crawfish need to be removed).
- O. Block Party this Fall as suggested by Brian.

- P. HOA Assessments (Dues) Increase \$50 (Suggestions: How people could help, different ideas:
No one wants to Volunteer. The Board adopted a new Discount Program to encourage residents to get involved and help out to ultimately save money. For example: You can have a \$50 discount on your HOA Dues, after you serve two years as President. That will last for 6yrs.

Committee Members positions needed:

HOA Organizer (1) person

Website & Design (1) person Tracy Wolfe volunteered.

Walking, Common Area (10) positions; clean up and pick up if you see anything. Lisa VanCleave, Carolyn Rasmussen, Frank & Tobi Chacon, Diane Dea, Rick Specht, Jim & Lisa Tebo, Mike Schulte, Aaron & Michelle Spence, Justin & Cassandra Bruner, Dave & Tracy Wolfe, Scott & Annette Haynes

Architectural Control Committee (3) Positions: Wendy Harrison, Tobi Chacon, Scott Patton, Brian Rasmussen

Clean up Volunteer: Spring \$25.00 and Fall \$25.00 Discount of dues

They said it is a good idea about the discounts.

Irrigation Committee (10) positions: Larry Foster wants to learn about Irrigation, Don Bailey, Rick Specht, Mike Schulte, Jim Tebo, Mike Park, Brian Rasmussen, Rob Bassler, Scott Patton, Dylan Gonzales, Harry Perry

Discussion: Seniors over 80 will get a \$50-\$100 off dues.

Harry Perry is going to help Janet & Aaron with a post to fix their fences.

Discussion: Weeds need to be cleaned up. pulled and killed.

III. Presidential/Board Concerns, Programs & Expectations

- A. Volunteering Board & Committee Member Descriptions
- B. Volunteering Opportunities
- C. Volunteering and how to keep dues low
- D. Dues Discount Program

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

- E. HOA Policies (needs to be changed and updated, we will be paying an attorney)
- F. Updating our CC7R'S (Anything that needs to be changed or added)

V. HOA Administrative: Does anyone have any questions:

VI. Board Election & Committee member sign-up

VII. Question & Answers

VIII. Meeting Adjournment: 1st & 2nd