

Horseshoe Ridge HOA Meeting Notes

Oct. 23, 2004

Attendees:

Dave Wetherell
Russ Hynes
Doug Levinson
Tammy & Rob Smolinski
Steve and Patty Nolan
Thomas & Romaine Woomer
Michael Kerstetter

Susanna Clark
Kirby & Mel Lloyd
Mark & Robyn Harris
Tim & Kristin Coakley
Barbara & Clyde Jex
Robert Chillino
Larry & Evelyn Steele

Dave Wetherell opened the meeting at 4:10 p.m. and introduced himself, explaining why he felt it was time to formalize the Horseshoe Ridge Homeowners Association (HOA). Dave had copies available of a subdivision map, the agenda, property owner list and the HOA by-laws. He encouraged everyone to read the covenants, conditions and restrictions (CCR) for the subdivision and discussions followed on enforcing the covenants and the consequences of waiving covenants.

All lots have now sold but this meeting's attendance did not constitute a quorum, so no formal elections or votes could be held. Dave Wetherell, Doug Levinson and Mel Lloyd have agreed to act as interim directors. The next meeting is scheduled for January 5, 2005, and a formal election of officers will be held at that time. Everyone was asked to think about serving on the Board, or volunteering for special HOA initiatives.

Russ Hynes, Gerry Ducray and Mike Kerstetter are currently serving on the Architectural Control Committee (ACC), and members present agreed that no changes should be made until the permanent Board of Directors begins serving in January. Discussions followed on the design features and architectural style of homes that members want to encourage in the subdivision. Only one lot could be identified as having structure height restrictions. The ACC was encouraged to allow more lower-pitched rooflines in an effort to preserve the spectacular views in the subdivision.

It was pointed out that by-laws could be revised if members felt those changes would enhance the subdivision.

All present agreed to set the first year's HOA dues at \$50 per lot to cover the initial costs of organizing. These dues are to be paid by the January 5 date set for the next HOA meeting. The amount will be reviewed in the future and revised accordingly to support subdivision operational costs and enhancements.

There was a lengthy discussion regarding the outlots, the potential for leasing the hay fields and Jeep Studt's (the developer) involvement. Discussions included the pond and dead cottonwood trees, and it was agreed that all outlots have maintenance issues and create a need to acquire adequate liability insurance for the HOA.

Having no road signs for the paved spur road to the east off of Horseshoe Drive was a concern of some homeowners. Dave Wetherell is researching whether or not roads within the subdivision are owned and maintained by Mesa County. He added that HOA-owned roads can create a significant liability for the organization.

RV storage is an issue, as some are violating this restriction set forth in the CC&Rs. The analogy was made that if an RV is allowed to be parked at a residence, then what's to keep a CC&R violation such as a vehicle propped on blocks and left in disrepair from occurring as well. Dave proposed that an access road be created for Outlot A for the purpose of storing RVs down there. The overall consensus was that it was a good idea.

The irrigation system was another discussion item on the agenda. It is unknown whether the infrastructure will stay with the hayfield outlots. Clyde and Barbara Jex volunteered to research the associated costs/operation/maintenance. They will report at the January meeting.

The Jex's also volunteered to research the requirements and costs related to establishing a Neighborhood Watch program for the subdivision.

Mesa County is actively spraying noxious weeds in an attempt to control their spread, and the desire was expressed to see county right-of-ways as well as lots treated for noxious weeds.

Dave opened the meeting up to miscellaneous discussion items that members might have, and those included the following:

- Please be sensitive to light pollution (see CCRs regarding "lighting nuisances"). Leaving lights on all night, high-wattage bulbs and mercury lights were mentioned as existing nuisances and detract from living in a rural area.
- Managing prairie dogs is a concern. The Colorado Division of Wildlife and the Sierra Club both have seasonal programs for relocating the animals to support the federal and state governments' black footed ferret reintroduction program.

The meeting was adjourned at approximately 5:30 p.m.