

**Horseshoe Ridge Homeowners Association Meeting
Fruita Police Station, Community Room
101 McCune Ave., Fruita, CO 815221
7:30 p.m., Feb. 1, 2005**

AGENDA

- 7:30 p.m. Opening Remarks, Introductions
- 7:40 p.m. Nomination and Election of Officers, Meeting Frequency
- 7:50 p.m. Finance Report
- 7:55 p.m. Liability Insurance
- 8:00 p.m. HOA Fees
- 8:05 p.m. Road Maintenance
- 8:10 p.m. Spur Road Off Horseshoe Drive (Article I, Property Rights, Section 9, Common Driveway)
- 8:15 p.m. Neighborhood Watch
- 8:25 p.m. Outlot Issues: Dead Cottonwoods, Haying Operation, RV Parking
- 8:35 p.m. Irrigation Water
- 8:40 p.m. CCRs: Pets, Screening and Landscaping
Review of Article I, Allowed Uses, Section 1, General—Proposed Revision
Review of Article I, Allowed Uses, Section 31, Recreational Vehicles—Proposed Revision
- 8:50 p.m. Open Forum
- 9:00 p.m. Adjourn

MINUTES

Horseshoe Ridge Homeowners Association Meeting
Fruita Police Station, Community Room
101 McCune Ave., Fruita, CO 81521
Feb. 1, 2005

Attendees:

Dave Wetherell	Mike Kerstetter	Wayne Carruth
Doug Levinson	Barbara Hohenegger	Jerry Graves
Mel Lloyd	Peter Hohenegger	Megan Graves
Kirby Lloyd	Judy Bangert	Tim Coakley
Russ Hynes	Larry Bangert	Dianna Hoffman
Judy Hynes	Tod Woormer	Evelyn Steele
Clyde Jex	Rick Smith	Larry Steele
Barbara Jex	Suzanna Smith	
Ricky Denesik	Amy Carruth	

Opening Remarks/Introductions

Dave Wetherell opened the meeting at 7:30 p.m. and introduced Jeep Studt, the developer of Horseshoe Ridge, who was present tonight to answer questions.

Nomination and Election of Officers, Meeting Frequency

Tonight's attendance does not constitute a quorum, so ballots will be mailed to those not present in an effort to elect a permanent Board of Directors by vote. Otherwise, Studt has the authority to appoint the interim Board members for a one-year term and will do so if needed. Mel Lloyd stated that her serving as a director is contingent upon the HOA obtaining adequate liability insurance.

There will be annual HOA meetings. The Board will meet more frequently than that and those meetings will be open.

Financial Report

Wetherell reported on HOA finances. Annual dues of \$150 were due by today, February 1 (invoices mailed early January 2005). Those property owners who have not paid will begin to accrue a late fee of 18% per annum in interest. Phone calls will be made to those in arrears, and certified mail will follow if no payment is received within a reasonable time after contact is made.

A HOA bank account was opened with enough money to cover 2005 irrigation fees, liability insurance and HOA administrative costs (postage, copies, room rental). A quote was received for a \$2 million general liability insurance policy that includes coverage for directors. The Board authorized Wetherell to reimburse himself for administrative costs, which he has covered to date with personal funds. Wetherell pledged that he will keep accurate, open records, available for review by any property owner upon request.

Road Maintenance

As discussed during the October meeting, the common spur road off Horseshoe Drive (to the east) is a private drive with maintenance and liability issues shared by those particular property owners. Those effected property owners interested in transferring ownership to Mesa County were encouraged to form a subgroup to work with the county in getting that done. Some disputed whether Mesa County maintained all other roads within the subdivision, and Wetherell said he would check once again to confirm road status.

Neighborhood Watch

Barbara Jex and Judy Hynes volunteered to organize a Neighborhood Watch program. Wetherell thanked Barbara and Clyde Jex for their extensive research last fall on several items of interest to the HOA.

Outlot Issues: Dead Cottonwoods, Haying Operation, RV Parking

The Jex's had made contact with an individual willing to cut down and remove the dead cottonwood trees, at no cost, on the outlot just below the pond dam. Some were concerned with removing trees that eagles perch in, but the trees are a public safety issue and liability to the HOA, given their proximity to the road and the pond's public access. Interested parties were encouraged to plant new cottonwood trees to replace them, if they desired. Dead trees on privately owned lots are the responsibility of the owners and no action will be taken on those. Barbara Jex said she would call to confirm that work can begin in cutting down those specific trees.

Studt said that his son, Ward, had expressed an interest in taking over haying on those particular outlots. Those attending agreed to allow this in exchange for his cutting the hay on a regular basis, spraying for noxious weeds and paying for the subdivision's annual irrigation water fees. A contract was requested by a property owner, so Wetherell will work on finalizing this agreement.

The previously proposed option of parking RVs on the lower, west-side outlot was discussed. Some opposed this resolution and others expressed concerns with creating another issue in an attempt to resolve this one. The majority in attendance agreed that the CC&Rs should be enforced as written, with only one attendee strongly opposed. It was agreed that all who purchased lots in Horseshoe Ridge should have received a copy of the covenants when they closed, and they are responsible for reading the CC&Rs and complying. All RVs, including watercraft and motorcycles, (including excess vehicles not driven on a regular basis) must be either completely screened from view or stored off-site. Storage areas should be screened from view as well. Screening must meet approval of the Architectural Control Committee (ACC).

It was asked whether a dock could be placed on the pond. Wetherell thought that structures were not allowed on any of the common (outlot) areas and reminded folks that use of all of these areas is open to all property owners.

Irrigation Water

Irrigation water is provided by Grand Valley Irrigation Company (GVIC) and generally available from April through October. Horseshoe Ridge has a base of 56 class 1 water-righted acres with 4 acre feet per class 1 acre. Regardless of whether property owners

plan to build or have extensive landscaping, each benefits from these shares through increased property value. More information about GVIC is available at <http://irrigationprovidersgv.org/gvic.html>.

CC&Rs

Lloyd asked that residents be good neighbors, including to those to our south, by respecting vacant lots and common areas, and controlling their pets and speed. The Moon Farm hosts children throughout the year—roaming dogs and high speeds are a major concern to them. It was suggested that Phase II of Horseshoe Ridge might want to join our HOA, but Studt advised that it has its own HOA.

A reminder was provided on landscaping CC&Rs—new homes have one year after completion of construction to submit their landscaping plans to the ACC and one additional year to complete the landscaping. Some homes are in violation for having done no landscaping. While native vegetation in keeping with the desert environment is encouraged, detailed landscaping requirements are not stipulated in the CC&Rs. Controlling weeds and blowing trash were mentioned as concerns.

A question was asked about fencing. Mike Kerstetter said that the ACC prefers split rail fencing, which is in keeping with the area. Wetherell asked the ACC to begin to keep records on all ACC activities, including those involving landscaping and fencing.

Lot height restrictions were discussed during the October meeting, and Kerstetter confirmed that all lots are subject to a 34-ft. height restriction.

Studt explained the 20-ft. common easement around the subdivision's perimeter and explained that the area was originally designed with equestriennes in mind. This was never a huge selling point with most buyers and, to avoid future issues, he recommended revising the CCRs to disallow horse or livestock pasturing in the common areas.

Lloyd also proposed that CC&R language be revised to ensure that single family dwellings have single families living in them, yet still allow mother-in-law or caretaker apartments, and that non-motorized use only (at your own risk) be allowed on the pond. This would be congruent with CC&Rs addressing ATV, motorcycle (dirt bike) and go-cart uses, which are not allowed within the subdivision.

Wetherell said that changing by-laws and CC&Rs can be done but the process requires two-thirds vote and can be time consuming. A question was asked about enforcement. As covered in detail in the CC&Rs, those violating covenants will be contacted initially in person but, if further action is required, certified mail will be used. While it would be unfortunate, liens may be issued on subject properties, if necessary.

The meeting adjourned at 8:55 p.m.