

MEETING MINUTES
Horseshoe Ridge Homeowners Association
Special Meeting of Members
June 24, 2006

Attendees:

Larry and Evelyn Steele	Judy Hynes
Mike and Margie Stolle	Peter and Barbara Hohenegger
Larry Bangert	Carol and Dave Wetherell
Jerry and Megan Graves	Susanna Clark Smith
Amy Carruth	Kirby and Mel Lloyd
Wayne Stout	Ron Bubar
Steve and Patty Nolan	Brenda Fairchild

Meeting called to order at 3:05 pm at the Fruita Civic Center, Council Room.

Opening Remarks

Mel Lloyd, President opened the meeting by welcoming members and thanking them for attending the Special Meeting.

A welcome and thanks were also extended to Carol Wetherell as the newest member to the ACCO, as well as Kirby Lloyd who was in attendance at the meeting.

Patty Nolan introduced herself as a new Board member holding the position of Treasurer. Amy Carruth introduced herself as a new Board member as well holding the position of Vice President /Secretary.

ACCO Report

Kirby Lloyd presented on behalf of the ACCO the current status of properties within the subdivision. At the February meeting, there were 5 properties on Notice with the ACCO for various reasons. 3 properties are now in full compliance with the Board and ACCO, as well as one other property currently in the process of contracting a landscaper to gain compliance. The other property has had its landscape plan rejected and the ACCO continues to try to cooperate with said property.

The ACCO has also approved building plans for the property at 1396 Horseshoe Drive scheduled to begin in late fall. The property at 1359 Horseshoe Drive will also begin its building project when their current home has sold.

Update on property located at 1383 Bridle Path Court

Chronology of events and actions by the Board since the February meeting was provided to all members in attendance of the meeting.

3 different sets of plans for landscaping have been provided to the ACCO by the tenant at said property and all have been found to be insufficient and thus rejected by the ACCO. No formal legal action has occurred to date, but the HOA attorney is advising the Board and ACCO.

Rules and Regulations and Policy for Enforcement Document Review

Fred Aldrich, the attorney hired by the Board to represent the HOA, has been assisting the Board/ACCO in drafting and fine tuning the Policy Enforcement document. An initial draft of this document was made available to the members for review and questions or comments are encouraged by the Board.

This document, as drafted by the Board will serve as a policy for procedure of enforcement for properties not in compliance with HOA rules and regulations. These documents will be distributed to all new property owners through a Welcome package. Any violation thereafter will be addressed by verbal contact from a Board member to the property owner. If the violation remains unresolved 2 weeks after the initial contact, the Board will send a postcard to the property owner specifically citing the violation. If the violation still remains 2 weeks thereafter, a formal letter will be sent to the homeowner, which will address possible fines for continued non-compliance.

Patty encouraged and welcomed the members to provide input to the Board on their thoughts and concerns regarding Board procedures. The Board wishes for homeowners to be involved in the decisions made and asks for continued involvement in all aspects of the subdivision current affairs and continued growth.

Website presentation by Steve Nolan

Steve Nolan provided a detailed and very informative PowerPoint presentation of the HOA website as he developed it. The website is very user friendly and Steve as well as the Board encourages the members to utilize it as another resource for information regarding the subdivision. The Board extended its thanks to Steve for his time and energy spent on developing this tool for all members to use.

Rules and Regulations presentation by Dave Wetherell

The Rules and Regulations document, as drafted by Dave, is required by all HOA's per Senate Bill 100. The Board is actively reviewing the document and will revise portions as needed.

Dave also notified the members of another Senate Bill (89) that was passed that slightly modifies the SB-100 and will be taken into consideration as well for drafting and finalizing the required documents.

A new disclosure has been developed for sellers to sign that holds them responsible for all legal documents affecting a property to be delivered to potential buyers prior to closing.

Mel also noted Article X (Further Guidance on Allowed Uses) and encouraged members to review and provide comments to the Board.

Financial Report presented by Patty Nolan

A projection of the spreadsheet available at the door for review was explained by Patty. Patty pointed out that all but one property, 1383 Bridle Path Court, had paid their annual dues and reiterated that the amount would be added to the amount accruing on the lien filed in March of 2006.

A CPA has been contacted and will be reviewing the HOA books prior to the taxes being filed with the IRS, which has not been done in the past to anyone's knowledge. Patty will also be working with the CPA to complete the financial review required by SB-100.

Larry Steele took an inventory of all the subdivision irrigation equipment and has estimated its worth at approximately \$15,000.00. Patty will look into the need to include this equipment in the Assets for the subdivision as it has considerable value, and possibly use its value as a depreciable expense. Larry also reminded homeowners to be conscious of their water usage as the subdivision has already exceeded the allotted amount for the past two years and there are only about half of the homes built that may exist in the subdivision at this time.

The Board mentioned a possible increase in annual HOA dues to provide a cushion for unforeseen expenses, as well as special projects such as the message center and common area maintenance.

Resolution adopted by Board

Mel explained the handout made available to the members of the Resolution. The Resolution was adopted by the Board to finalize initial corporate documents that had been left incomplete by the subdivision developer, Jeep Studt. Repeated attempts were made to contact Mr. Studt to complete the documents with no response ever received. Thus the Board developed and signed the Resolution.

CC&R Amendment Proposal

Members were asked to keep in mind that attending the Annual Meeting would be important to amend the existing CC&R's. There are a few areas of the existing document

that the Board feels should be amended for all homeowners' sake including allowing ATV use for landscape/common area maintenance and increasing the size of allowed satellite dishes to 36 inches. One member has suggested amending the language allowing use of common areas for horses. Members are strongly encouraged to review the document themselves and present any other items for review by the Board for possible amendment. An Amendment requires a majority vote by the Members.

Pond Committee presented by Larry Bangert

Members of the committee met at the Bangert residence on May 23 to develop a plan of action in cleaning up the pond.

The Tamarisk surrounding the pond needs to be cut down and a root treatment applied to kill it. The treatment total should cost approximately \$50-\$60. The cattails can be treated with an animal friendly spray. An estimate from Liqui-Green was provided at the cost of \$750. Larry will look into renting a sprayer and applying the chemical himself to save cost.

Volunteers for the cleanup process are greatly appreciated as Larry has done a large portion of the work himself. Once the tamarisk and other noxious weeds are cleared, debris will need to be collected to dispose of in the dumpster to be rented later in the season. Larry encourages members to get involved as the longer the clean-up is put off, the worse the problem will become. The pond can be a great asset to everyone in the subdivision, not just the adjoining property owners. Ron Bubar volunteered to get more information on aerators. Larry also noted that the children living at 1383 Bridle Path Court had told him of dumping some catfish caught from the Colorado River in the pond.

Neighborhood Watch presentation

Volunteers and officers from several different agencies presented their positions and functions in the community and how they offer assistance with Neighborhood Watch programs.

Bill and JD represented "Citizens on Patrol" who assist law enforcement officials in non-confrontational calls and provide vacation checks for homeowners. They can be reached at 244-3275 for more information. Volunteers are always welcome to join.

Jerry from VAPS or "Victim Assistance Program" are volunteers that provide support and assistance to victims. VAPS work with local law enforcement officials to provide crisis counseling or other immediate services for victims of violent crimes and disasters.

Ron with the Mesa County Community Policing Unit helps homeowners with the development of Neighborhood Watch programs. We as a subdivision have already taken the initial steps to creating a Neighborhood Watch by watching our neighbor's homes. We can further our efforts by letting our neighbors know when we are out of town and

leaving contact information for emergency purposes.

Deputy Tim Orr from the Mesa County Sheriff's Department gave us a brief overview of their involvement and role in Neighborhood Watch programs. He advised that it is always wise to report anything suspicious in regard to neighboring homes. Such reports can be made to the Non-Emergency Dispatch number at 242-6707.

2007 Elections and Committees

The Board invited members to begin considering running for an office as elections for the Board will be held again in 2007. There are several committees that have been developed as well that can always use volunteers and members are encouraged to get involved if they are able.

The floor was opened up to members. Jerry Graves raised a concern of mosquito control; do we have a problem that we need to control? Jerry offered to check with a contact regarding the Redlands Mosquito Control areas to see about testing or spraying in our area. Jerry will report his findings back to the Board.

Mel reported on her efforts to explore other opportunities with those interested in farming the hayfields. A few people are interested but there are no commitments. Finding someone that would be willing to spray weeds, not waste water, and either sharecrop or lease the fields would be ideal. Mel expressed the need to establish a reserve account to set aside money for irrigation system repairs and maintenance. Lloyd asked those members with mowers to consider volunteering to mow weeds along the streets.

Susanna Clark-Smith noted that the perimeter fence for the subdivision was in a state of disrepair.

No other comments or questions were presented to the Board.

Meeting adjourned at 5:15 p.m.