

**HORSESHOE RIDGE HOA
2008 ANNUAL MEETING
FEBRUARY 5, 2008 AT 6:30 PM
FRUITA CIVIC CENTER, ROTARY ROOM**

Attendees:

Larry & Judy Bangert

Clyde & Barbara Jex

Amy Carruth

Steve & Patty Nolan

Kirby & Mel Lloyd

Barbara Hohenegger

Kathy Selovar & Dan Bell

Mike & Marlana Kerstetter

Tod & Romaine Woomer

Scott Godfrey

Troy & Shelly McAllister

Rick Smith

Rob Smolinski

Larry & Evelyn Steele

Meeting called to order by President, Amy Carruth

FINANCIAL REPORT

The financial report was read by Treasurer, Patty Nolan. While each person present received a copy of the financial report, Patty did an overview of all expenditures and assets. Taxes on behalf of the HOA for 2006 were filed.

DUES

While dues are due at the annual meeting, Treasurer Patty Nolan, reminded those present to please pay on time. Several owners were quite late paying their dues in 2007 so thank you for paying on time.

HORSE BOARDING: INDIVIDUAL LOTS AND HAYFIELD

There was a lot of discussion on this issue. Some feel there shouldn't be horses on private lots while others think there should. Most people feel housing horses in one of the hayfields should be left open.

Tod Woomer feels homeowners should maintain their rights to have horses, but having said that, there are some lots that should not be horse property. As far as boarding horses in the hayfields, there will be issues with barns, water, etc. Scott Godfrey mentioned that the ACCO will have to have a strong infrastructure in place for that.

Evelyn Steele and Marlana Kerstetter mentioned possibly changing the language in the CC&R's to accommodate 1 horse per 2 acre lot instead of allowing 1 horse per 1 acre which is the current language. Mike Kerstetter had some points regarding this issue, feeling it would take just one

owner not abiding what rules will be in effect to devalue the property of others.

While there was much discussion on this issue, it was determined that we need a horse committee to further study this situation and come up with a reasonable solution that will be of benefit to all living here. Those serving on this committee are: Barbara Jex, Tod Woomer, and Mike Kerstetter.

POND COMMITTEE REPORT

Larry Bangert reported that the summer of 2007 brought many changes to the pond. Landscape Technologies was hired to bring the pond back to health. They deemed the pond stagnant and dying, with algae problems & underwater weeds all a direct result of the water level being too low. While the cattails had been sprayed several times they were not dying off, partly due to the fact the pond's water level being too low. Landscape Technology cut down 90% of the cattails, raised the decant 2 feet which in turn raised the water level 2 feet. A pipe was run from Carruth's property to the north end of the pond by Davidson's property to bring the water circulation up to where it should be to maintain a healthy pond. Screens were placed over the decant so fish couldn't get out. Larry Bangert applied for a private pond fish license which will allow him to put in blue gill, triploid carp, catfish and large & small mouth bass. This should help keep the algae off the pond. Mel Lloyd brought up the use of aerators for the pond. Larry Bangert explained they are quite expensive and would cost about \$15,000 for 3 aerators and then they would have to be wired for electricity. Larry Steele mentioned he feels a budget for the pond is in order.

Larry also thanked fellow committee member Steve Nolan for the efforts he has put forth on the pond. He has spent many hours cutting down & cleaning up cattails.

Also, Judy Bangert had the pond tested for mosquitos during the summer of 2007 by Mesa County Mosquito Control and there were no mosquito larvae found in the pond.

POND USE OF HOMEOWNERS

President, Amy Carruth asked those present how they wished the pond to be used. There was discussion for using the pond for swimming & boating. Fishing from the dam has always been allowed. While there is a liability issue for this kind of activity on the pond it was suggested we have our attorney do a liability assessment. Others felt this was done when State Farm insured our HOA.

Mel Lloyd questioned changing insurance policies and paying \$234 more for basically the same coverage. Patty Nolan mentioned that the American Family Policy required posting a No Swimming and No Boating sign and it excluded boating and swimming. Larry Bangert pointed out that while posting was required, American Family would have paid a claim should a claim been filed regarding that activity on the pond. Also, the State Farm policy has no personal property coverage, American Family policy included \$5,000.

Larry Steele mentioned having those owners, who want to use the pond for these kinds of activities, provide the HOA with proof of a Personal Umbrella Policy for \$1,000,000, naming the

HOA as additional insured.

SPECIAL MEETING

After much discussion on usage of the pond and boarding of horses it was the general feeling that a special meeting was in order. Both pond issues and horse boarding issues will be the topic of discussion at this meeting and hopefully some decisions will be made at that time. All were in agreement. The Board will set a time and place for this meeting and all owners will be notified.

ACCO REPORT

All three ACCO members, Kirby Lloyd, Carol Wetherell, and Larry Steele agreed to serve for another year. Kirby Lloyd pointed out that Troy and Shelley McAllister are starting to build their new home at 1396 Bridle Path Ct. Also, there are still several homeowners still needing to complete their landscape in the 2008 growing season.

ENTRANCE SIGNS AND LOCATION

Mel Lloyd discussed plans for signage in the subdivision pointing out it helps to identify Horseshoe Ridge for emergency vehicles. Kathy Selovar has given her approval for an easement on her property for a sign on the west of the subdivision and the other will be placed in the middle hayfield out of the farmer's way. Mel mentioned the cost at \$2,000 for flat sided stone with one side being engraved.

Larry Steele made a motion that we purchase two signs for the subdivision and it was seconded by Tod Woomer. This motion passed by 100% of those present.

Patty Nolan made a motion we budget \$4000 for the signs. Larry Bangert amended the motion to set the budget at \$5000 for the signs. Motion carried.

IRRIGATION WATER AND HAYFIELDS

Scott Nelson would like to return to farm our hayfields again but sent a letter requesting we reconsider his rent. He would like to pay no more than \$20 at acre and again pay half of the total water bill. He feels his expenses with fertilizer and fuel wouldn't afford him to operate under the old lease agreement. He also mentioned prairie dog control. The new Board will address the issue.

Watering practices should remain of utmost concern and everybody should work together with the farmer to make this a workable situation.

ANIMAL CONTAINMENT AND CONTROL

A reminder: Amy Carruth reminded all pet owners to please keep them contained therefore abiding by the CC&R's. To let your pet roam around the subdivision is in direct violation of the CC&R's. Mel Lloyd suggested being neighborly to your neighbors and give a call if you see

their pet and give a gentle reminder.

OUTLOT C

Barbara Jex mentioned that someone is using outlot C for their children to ride their ATVs. This is to be addressed by the new Board. ATVs are only allowed for installation and maintenance of landscaping. No recreational use is allowed.

BOARD ELECTIONS

A nominating committee of Patty Nolan and Judy Bangert produced several candidates for the upcoming 2008 Board. Judy Bangert offered to return again as a candidate. Susanna Clarke-Smith and Mel Lloyd both agreed to be candidates as well.

Richard Smith brought to the meetings attention that Susanna Clark-Smith would be unable to serve on the Board for the 2008 year. This is due to her mother being quite ill and requiring her to be away for long periods of time. Barbara Jex volunteered for the Board. Larry Bangert nominated Scott Godfrey. Tod Woomer nominated Troy McAllister. A secret ballot was then taken. The results of the official count were:

Judy Bangert -----14
Barbara Jex-----11
Melodie Lloyd-----12

Susanna Clarke-Smith-----5
Troy McAllister-----7
Clyde Jex-----1

Meeting adjourned at 8:45 p.m.