The Homestead in Grand Junction
Homeowners Association

Minutes - March 11, 2010 Board Meeting

The monthly Board meeting was held at 5:30pm at 2461 F ¼ Road – Unit 341. Attending were Martin Temple-President, Robert Burkey-Vice President, Sylvia Rael and Denzil Harward.

Board Operational Miscellaneous
Since this was the first time that all of these members had been together as a Board, everyone introduced themselves. There was a discussion concerning the need to meet every month. Martin suggested that we meet every other month and it was unanimously approved. The next meeting is tentatively scheduled for May 12th.

Financial Report
All financials from Heritage were sent by email to all Board members. Martin distributed an Income & Expense Comparison report that was prepared by him. Since this was the first report of the year there were no significant expenditures to discuss.

Building Maintenance
Martin briefed the board on the status of the repair of the water damage to Building 2 and 6 from the December freeze of water pipes/meter. Almost every thing has been repaired and our insurance has paid the bills. There is still some minor damage on the outside of Building 2 that will be repaired when we paint the building.

Weather permitting, Buildings 2, 3, 4 and the Pool/Mail room will be painted starting March 22nd. It will take about two weeks to complete. Individual notices will be given to all Unit Owners involved.

Grounds Maintenance
Our new landscaper, Bookcliff Gardens was on site today for the first time. They were working on the spring cleanup which will probably take several days to complete. Martin explained to the other Board members that we paid our last landscaper monthly, year round. Essentially this means that they were being paid in advance. This did not work too well. There was no incentive to do a good job. Bookcliff Gardens gets paid at the end of each month they work (March through November).

Martin provided a sample "No Trespassing, Private Property" sign to be used in several places on our boundary lines. The signs will be used in an attempt to control parking and walking of dogs by Sundance Village residents on our property. We will also paint the curb red in two places, (the north end of the curb behind garage #7 and the north end of the curb on the west side of our complex entrance.). The Board approved the signs and Martin will get quotes from two or three sign makers.

Pool Operation
Martin handed out a copy of the "POOL NOTICE". This notice is the same one we have used every year. Opening of the pool was discussed and the consensus was to open the pool on May 22nd and close it the day after Labor Day. This would make it the same number of days it has been open the last several years. The board also discussed the liability aspect of the pool. It was decided that since we don't have insurance to cover it, a board member should be responsible for anything that is required that our pool maintenance provider doesn't do. (Like, keeping the water level up on a daily basis). Robert Burkey volunteered himself and his wife to shoulder that responsibility.
Our current pool maintenance provider (AquaTime) is the best available and did a good job last year. They will start getting the pool ready for the new season on May 17th for an opening on May 22nd.

CC&R Violation – Garage Ownership
Martin reported that the CC&R violation of an owner of a Garage not owning a Condominium has been rectified. The garage has been purchased by an existing condominium owner. It should be noted here (for those that attempted to purchase the garage) that the purchase price was much lower than the original asking price.

The meeting was adjourned at 6:40 pm