

The Homestead in Grand Junction
Board Meeting
Thursday, April 14, 2011 – 5:30PM

MINUTES

Attending the meeting were Denzil Harward, President; Bernie Lange, Vice President; Sylvia Rael, Secretary/Treasurer; Nancy Laramie, Board Member; Trent Weiszbrod, Board Member

Meeting was called to order at 5:30PM by Denzil Harward.

Short Discussion concerning the adjoining undeveloped property.

Denzil reported that he had talked with the past overseer of the project and was assured that all of our drains were properly constructed, connected, and drain properly into the large draining pond. Nancy reported that she had talked with the person responsible for turning on the sprinkler irrigation water, and was assured that the water that flooded the area South of Building 2 last year would not be turned on.

Short discussion concerning the new property entryway signs and West dumpster signs.

All were in agreement that the signs were proper and that they have so far been very effective.

Discussion concerning unit owner's late dues payment situation.

Denzil reported that the up-to-date list of owner's with dues 3 months or more overdue included: Irene Steed (\$780.00) Joe Neff (\$818.64), Debra Linboe (\$1564.82), Ramona Winkeller (\$1543.14), Paul Salazar (\$3474.00), Alan Jolly (\$780.00), Bernard Lange (\$855.00), Denise Ludeman (\$2169.52), Jason Rhines (\$673.97), the total amount now due from these owners being \$12,684.09. There was a discussion concerning the seriousness of this matter and its affect on allowing the Association to continue to properly function financially.

Denzil also reported that our Attorney had given us the go-ahead to continue posting the names of the late dues payers on the bulletin board per the directive of the membership at the January Annual Meeting, as long as we keep it updated on a regular basis. Trent recommended that we add the wording "This List Will Be Updated on a Weekly Basis" at the bottom of the posted notice. It was unanimously agreed that with this information added we should continue posting the list. Denzil agreed to make a final check to see that the current list is up-to-date, add the new wording, and get it posted. He also agreed to keep the list updated on a weekly basis.

Denzil then reported that our Attorney had also given us the clearance, per the directive of the membership at the Annual Meeting, to turn the water off in those units who were 3 months or more overdue on dues payments (since each unit's water bill is included with the dues). The Attorney stated that we need to give each owner a 30 day written notice before turning the water off and that we should place a door hanger on the door of the unit 3 days before turning the water off warning the resident. The attorney also recommended that we add wording to our Bylaws stating that the Association may shut the water off to any unit when the dues are more than 3 months late for that unit. The Board unanimously agreed that we should start setting things in motion to be able to do this, but we should wait a few weeks or so before any implementation to see if the continuation of the names posting helped to bring more owners up to date. It was agreed that this measure should be taken very seriously.

Financial Report

Sylvia handed out the financial statements prepared by Heritage Property Management and discussed them briefly with the Board. She pointed out several questions and inconsistencies in the numbers and the property management procedures that she said she would take up with Heritage. She also stated that she is working on a method to more effectively report the monthly and yearly comparisons for future Board Meetings. The Financial Report was unanimously accepted by the Board.

Denzil pointed out that the change over of banks to Alpine Bank is now complete. He reported that all of the Association savings money has been for now placed in Money Market Certificates, and pointed out why it is the smartest thing to do for the time being.

Grounds Maintenance

Bernie reported that to the best of his knowledge, all of the outdoor lights on the units and the garages were currently working. Denzil reported that the lights inside the mailroom and around the perimeter of the pool were now repaired and working. There is a fairly major problem with the "patio" lights at the pool that would take considerable expenditure to repair. It was unanimously decided by the board that these lights are not necessary at the present time, and that for the time being we would leave those lights off and cover all of the openings to prevent wasps from nesting and causing a hazard.

Bernie reported that the current year contract with Bookcliff Gardens is intact and that they have now begun to turn on the sprinkler water. He said there is trouble at three of the buildings with frozen and cracked valves. Trent volunteered to look into and help solve this problem.

There was a brief discussion concerning the power washing of the buildings. It was unanimously decided by the Board that we would forego the power washing this year due to the Associations financial problems and the need to take care of other maintenance situations this year.

Bernie committed to contact the Painting contractor and line up the annual painting maintenance for this year.

Denzil pointed out the need to have maintenance done on the streets. He reported that he had gone after and received estimates and recommendations to have this done. To have all of the crack filling done, which is a must this year, will cost \$1175.00. This includes filling in the damages near the North Dumpster caused by the garbage trucks. There is 825 linear feet of cracks to be filled. Some are very severe. It was unanimously decided by the Board to have this done this year. Denzil pointed out that at some point the damages by the North Dumpster would have to be addressed and repaired properly, but the cost would be over 1,800.00 and that we would have to wait until the Association is on better footing financially. The recommendation is to have all of the asphalt seal coated next year at the latest. The cost for this project will be \$5,155.00. The Board unanimously agreed to place this in the budget for 2012.

Swimming Pool

Nancy reported that she has made arrangements to have the major repairs needed at the pool to be completed in early May. She has also made arrangements with Aqua Time to have the pool ready for opening by Memorial Day weekend. Aqua Time will then take care of the pool maintenance for the 2011 Season. The Board thanked Nancy for her efforts to get these things taken care of.

Trent volunteered his assistance in checking any problems and situations with the pool that have to do with plumbing to make certain we are getting things done properly and economically.

The meeting adjourned at approximately 6:35PM.

