

**The Homestead in Grand Junction**  
**Homeowners Association**  
**Minutes - November 9, 2011 Board Meeting**

The scheduled Board meeting was held at 6:00 pm at 2461 F ¼ Road – Unit 341. Attending were Martin Temple, President, Bernie Lange, Vice President, Sylvia Rael, Secretary / Treasurer, Nancy Laramie, Trent Weiszbrod.

**Financial Report**

There were no financials distributed by Heritage to any Board members this month. Martin called and had one sent to him. He will check to see why none were distributed to the rest of the Board Members. Martin distributed the October Income & Expense Report that covered from January through October. The I & E Report pointed out that the garage dues have not been properly coded as garage dues, they have been coded as general HOA dues. Martin will work with Heritage to rectify this before next month's reports.

A review of the Owner Summary shows the problem of delinquent accounts persists. The delinquent accounts are affecting the ability to buy and sell Condos in our Association. FHA and HUD will no longer provide loans because of our 25% delinquency rate. We will continue to post all of the names of the members that are delinquent. The option to shut off water to Units with accounts delinquent greater than 3 months was agreed upon. The Board will follow the procedure as outlined in the minutes of the April 14, 2011 Board meeting and section 8.7 – Page 9 of the Rules & Regulations. The procedure is:

- 1) Give each owner a 30-day written notice before turning the water off.
- 2) Place a notice on the door of the Unit 3 days before turning the water off, warning the resident.
- 3) Turn off the water.

We are having trouble with HUD & FHA. They want us to increase our Fidelity Bond from \$50,000 to \$150,000. (That's an increase in premiums of about \$400). Martin is still working with them to lower it.

**Building Maintenance**

Martin reiterated to the Board Members how the heaters that were installed in the water closets (to prevent freezing of the water pipes) were to be activated and when.

There was a discussion on the results of the maintenance performed on all of the buildings. There apparently was some confusion as to what actually was to be done. Everything that was done had to be done anyway but it didn't take care of all our needs. Bernie believes there are still some loose shingles on Building 7. We will investigate this an repair if necessary.

**Grounds Maintenance**

A consensus of the Bookcliff Gardens landscape work is that it was not as good as last year. There were concerns that the work quality diminished as the summer progressed. We will go with them again next year but watch them closely to make sure they do a better job. If not, we will change to another landscaper the following year.

Bookcliff Gardens did the winterization of the irrigation system November 2, 2011. This year the water was turned off from inside the water closets by Bernie & Martin. This was done to prevent the irrigation ball-valves from freezing. Bookcliff Gardens takes care of blowing out the pipes, but they don't enter the water closets. Turning the water off should be done at the end of October and coordinated with the turning on of the water closet heaters.

### **Pool Operation**

Martin handed out an analysis of the pool costs and the Board reviewed the 2011 pool season. Expenses were high (\$11,544) and projected to be at least \$12,000 next year. That is \$215 per Unit and has put a burden on the overall operating budget. The Board will have to consider ways to contain costs for the 2012 budget. Tile repairs will be necessary in the spring. (Wild guess, at a cost of \$500).

### **Miscellaneous**

The Board discussed budget preparation for 2012 and the upcoming Annual Meeting in January. Martin distributed the timeline of tasks to prepare for the annual meeting. Martin and Sylvia will begin to prepare the budget and present it at the December meeting. The Budget needs to be completed by December 15 to meet the time constraints. The place for the Annual Meeting will be The West Gate Inn on January 7, 2012

Next meeting is scheduled for Wednesday, December 14<sup>th</sup> @ 5:30 PM, Unit 341

The meeting was adjourned at 8:05 PM