

Ruby Canyon Estates HOA

Meeting of the Minutes for 1-17-2012

The meeting started at 5:45.

The following HOA members were present:

Jason and Tanya Elder

John Gattoni

Tammy Hickey

Chris Walter

Bert Wolherman

President Mike Motiff participated via speakerphone

Permits:

Members discussed the current state of progress on the Reservoir. It is expected that The Army Corps of Engineers will want to see some action taken on the part of the HOA shortly. Since there was originally no structural engineer involved in designing/planning the reservoir, the Corps has several concerns including whether or not inlet will hold in a big run-off, the pooling of water, and several other environmental factors. John Gattoni offered to meet on sight to discuss what was recently done with the Army Corp and with Mike Claffy, potential engineering consultant. Chris Walters also offered his time to meet with those involved.

After considering proposals from several consultants, Mike Claffy seems to be best suited to help the HOA meet the criteria for fixing the reservoir and meeting permitting requirements: He is a local from Fruita and familiar with the area, and he also has a good rapport and a long-standing working relationship with the Army Corps. The members re-visited the subject of potential cost for the engineering consultation that would get us up to the point of actual construction. Both of the final two engineers being considered quoted around \$18,000.00 to finalize what needs to be done to get the reservoir up to code, and both consultants made it clear that this would only include the preliminary research/work that needs to be done and not the final construction/reconstruction. Any work done by the engineer hired would be transferable, should we decide to use a different company for the actual reconstruction phase. Mike Claffy has quoted a cost of \$500-\$600 for an initial meeting with the Army Corps to get specific details, and he informed the HOA that it may be possible that any stages necessary to rectify the reservoir might be strung out over a couple of years in order to allow the HOA to build up more funds. It was noted that, once delineation is complete, we only have one year before that delineation expires, so we must act more quickly on that phase. A motion was made to initiate a meeting between Mike and the Army Corps for the cost of \$500-600. Motion was passed unanimously.

Street Lights:

Jason Elder was able to speak to Grand Valley Power regarding the street lights and reported that the lights should be on. According to the power company, someone called in May to shut off power to the pump and in the process, the power box got locked because the meter was running. This situation has been rectified. The two lights on the highway at each entrance are not part of the subdivision, and are taken care of by GVP, therefore, they will fix and maintain these. Both of these lights have been repaired and are currently functioning as well. Jason announced that if anyone sees the two entrance lights out, GVP should be called.

Pump:

The pump has been inspected since the last meeting and was not frozen. The members present agreed that covering the pump would be adequate to keep it from freezing because it is below the frost line. John volunteered to cover the pump.

Insurance:

The HOA insurance was recently increased to \$2-4 million and \$2 million for liability.

Roads:

Slickrock Drive has officially been adopted into the county system, and they have already been maintaining the road in the event of snow. Evonne will call and get us on the schedule for sealing roads in the spring.

Letters for covenants and email:

Two responses have so far been received for covenant changes. The deadline for proposals has been extended to Feb. 10, 2012, and there will be another meeting to put the proposed amendments together. Once this is complete, the compiled proposals will be sent out for voting to each owner in the HOA and decided from there. A 2/3 majority will be required to vote in changes. (Standard when the rights of the members of any organization or potentially affected)

Meeting minutes:

Members discussed what process the minutes of the meeting should undergo. Secretary, Tanya Elder, proposed that the minutes be approved before being posted to the HOA website. It was decided to have the members of the board take a look at the minutes and approve them as written or point out any changes/errors before posting them.

Trails/attorney:

Tammy Hickey discussed her research of potential attorneys the HOA might hire to for the purpose of solidifying the HOA's right of way to the trails in the subdivision. She has scheduled a meeting with Mark Luff with Elder and Phillips, PC who knows a good deal about the history and situation surrounding

the HOA. His legal fees range from \$200-\$250/hour, and he will require a copy of the plat map and tax records. There is a possibility that this attorney may disagree with the current County statements about the trail right of way, and that taking care of this may be as simple as a letter from him. An estimate of total expected costs for retaining the trail right-of-way will be given at the next meeting and hiring the attorney will be voted on at that time.

Reservoir Signage:

Signs for the reservoir posting "No Swimming" and "Thin Ice" have been sent for cost proposal by Evonne. Chris has connections with sign companies in the area and is willing to help get those done. It was pointed out that there is already a sign posted that the reservoir is for residents only, and that this might serve as a certain amount of protection in the event that a non-HOA member uses the reservoir and incurs injury etc.

The next HOA meeting will be on Feb 21st at 5:30.