

Brookside Homeowner's Informational Meeting  
First Church of the Nazarene  
July 22, 2013 • 6:30 p.m.

Meeting was called to order at 6:35 p.m.

The four members of the Board of Directors were present and a total of 12 homes were represented. Also present were Debi and Dave Caldwell and Lesly Adams from Heritage Property Management, two representatives (Ken and Craig) from Highland Park Lateral Ditch and a representative from Ute Water.

This was an informational meeting to introduce Heritage Property Management and to update the homeowners regarding the issues we've had with the irrigation system this summer.

Debi, Dave and Lesly explained the role of Heritage Property Management in working with the Brookside Board of Directors in the management of our HOA. In addition to collecting annual assessments and paying HOA bills, at the direction of the Board Heritage will place liens against properties that are in arrears and/or turn past due accounts over for Collection. They will collect bids from service contractors on behalf of Brookside HOA. Heritage ensures that Brookside HOA is in compliance with Colorado State laws and legislation pertaining to HOAs. Heritage fields all complaints or concerns expressed by residents of the subdivision, including non-compliance issues, and works with the Board for resolution. They also maintain a Web site with Brookside's governing documents and financial information. At the Board's direction, notices pertaining to the subdivision will be posted to the Web site.

Craig Roberts from Highland Park explained their responsibility in bringing irrigation water to the subdivision. Currently, mandatory restrictions have not been implemented, however that could change in the coming weeks. He explained that due to low water levels, the water coming into the system is very muddy and there is no way to filter the water. Dirty water is hard on the pumps and supply lines. Additional information is available on their Web site, [www.hplddc.com](http://www.hplddc.com).

The representative from Ute Water explained how the four distribution suppliers in the Valley (Palisade, Clifton, City of Grand Junction and Ute Water) work together to provide uninterrupted water supply to the residents. The Grand Valley is currently in a Stage 1 drought, resulting in poor quality water, i.e. smell and taste are affected. So far, they have not had to impose a mandatory restriction in usage, but when they do it will be enforced through their usage rate structure. I.e. the more water you consume, the higher price you will pay. If we enter a Stage 2 drought, water-usage rates can increase by as much as 300%.

Joe Schwartz (President of the HOA) explained the issues we've experienced with the irrigation system this season. Through a process of elimination, we have found that the controller on one of the pumps is bad. Replacement parts are expected this Friday, July 26. The contractor hired to provide landscaping services is not experienced in the maintenance and repair of our system, so he will just be responsible for mowing and weed control. We have hired Peaceful Valley and Esco to help with the programming and maintenance of the pumps.

The meeting was adjourned at 7:25 p.m.