

**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

HOA ANNUAL MEETING MINUTES

June 25, 2016

Officers: Dave Campbell, President
Kimber Greathouse, Vice President
Chris McAnany, Treasurer

Present: All Officers
Bev Campbell
Colby Crawford
Randy Greathouse
Liz Hochevar
George Krug
Karen McClelland
Kathy Nelson
Kurt Nelson
Claire Suevel
Fred Suevel
Sharon Weingardt

The meeting was called to order at 10:02 AM at the Redlands Community Center, downstairs meeting room.

Old Business:

Reading of the 2015 meeting minutes – accepted without revision and approved.
Action items as a result of last year’s meeting were discussed and status given.

Financials:

1. Chris McAnany, Treasurer, provided attendees with all 2015 bank statements and check stubs. He indicated three accounts were delinquent and that the new assessment letters to these homeowners would reflect the past-due balances. Current bank balances are very close to last year at

Checking: [REDACTED]
Savings: [REDACTED]

2. For the benefit of new HOA members, Chris outlined how the HOA’s finances are handled, including requiring two signatures on all checks.

3. A proposed budget of [REDACTED] was recommended for 2016. Note that Chris is currently making attempts to change the HOA's tax status and possibly eliminate the expense of tax filing in the future. To that end, Chris has filed an extension to the HOA tax return, until a ruling is made. Landscaping costs may increase at the request of HOA members to further increase maintenance on the Butte Court open space.

Landscaping maintenance and improvements:
Insurance:
Meeting cost:
Utilities:
Web hosting:
Accounting:
Picnic:
Reserve:



4. Bev Campbell motioned that the current HOA assessment remain at \$200/year. Karen McClelland seconded and the motion passed unanimously.
5. Claire Suevel motioned that the budget be accepted as-is. George Krug seconded and the motion passed unanimously.

Report on HOA Compliance:

Chris outlined some new HOA laws that were passed in the last 2 years which were mainly as a result of fraudulent activities and heavy-handed boards that occurred in large HOA's on the Front Range. The laws that were passed are geared to large HOA's and can be financially draining on small HOA's. Three such laws were discussed and meeting attendees voted whether to increase fees to be in compliance or to postpone:

1. There is a requirement for HOA's to hire an independent third party to perform reserve studies of HOA finances. Since our funds are limited and every homeowner can request a copy of the HOA's finances at any time, Chris motioned that we postpone a reserves study until further notice. Randy Greathouse seconded and the motion was approved unanimously.
2. A new law requires training and licensure for HOA managers. Since we do not have an HOA manager and instead, the HOA is maintained directly by homeowners, this does not apply to us.
3. As of July 2015, HOAs are required to adopt and publish specific collection policies. Currently, the HOA's collection policies (that appear on the assessment letters) are as follows:

Effective June 28, 2014, interest at the rate of 18% annually will be charged on past-due balances greater than 90 days. If the homeowner is unable to pay the amount in full, a payment plan can be arranged.

The board will review this policy to ensure it is compliant with current laws and will post this policy on the HOA website in addition to documenting it in the assessment letters.

Landscaping:

1. George Krug mentioned that the Russian Sage on Butte Court is blocking visibility from the street. Chris McAnany also stated that more landscape rock needs to be added to this area. Liz Hochevar brought up the need to pick up fallen branches at the park on Saddle Court. Dave Campbell said he would ask Terry to address these issues.
2. Sharon Weingardt requested that the owner of the rental house next door to hers be contacted about the dilapidated state of the landscaping. Chris McAnany said he would get in touch with them.
3. Liz Hochevar brought up the poor state of the landscaping at the Stubbs house on the corner of Rana and Saddle Court. Unfortunately, this house is not in the Cobblestone Ridges HOA and we have no authority over the owner. Chris McAnany volunteered to speak to the owner and, other than that, all we can do is report it to the city for lack of weed control.
4. Requests were made by homeowners to (1) paint the pedestal on the mail box, (2) paint the fire hydrant, and (3) fix the cracks in the road. Note that all three are not HOA property; however, we will contact the various entities for maintenance.

Fall Picnic:

It was unanimously approved that we have a Fall HOA picnic again this year. Sharon Weingardt recommended Pink's BBQ for the catering.

Election of Officers:

1. George Krug motioned that the board be retained as-is. Kurt Nelson seconded and the motion was unanimously approved.

New Business:

Several homeowners were concerned about the sale sign on the Stubbs property off of Butte Court. Claire Suevel had done some research and shared the information. The lot size is 3½ acres, is currently zoned for 27 patio homes, and the owner is asking \$700,000.

Dave and Chris shared some of the history of this property, the HOA's difficulties with Mike Stubbs in the past, and that it has been for sale many times over the years. Chris said that development costs are high because the City of Grand Junction would require that the road be extended all the way from Butte Court to Redlands Mesa.

We ask that all HOA members keep an ear out, and if it looks like a sale is pending, we will call a special meeting of the homeowners to discuss strategy, ensure attendance of planning meetings, and arrange a meeting with the developer.

There being no further business, the meeting was adjourned at 11 AM.