

**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

HOA ANNUAL MEETING MINUTES

June 13, 2017

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

Present: All Officers
Bev Campbell
Tiffini Young
Dana Nkana
Deba Nkana
Lavonne Gorsuch
Jeff Kelley
Larry Dixon
Bob Bubel
Judy Bubel
Randy Greathouse

The meeting was called to order at 7:03 PM at the Redlands Community Center, downstairs meeting room. Of the 43 lots in the HOA, 8 households were represented at the meeting.

Old Business:

Reading of the 2016 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 2016 bank statements and check stubs. He indicated four 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. Bob Bubel questioned whether the HOA needed to file a 501C tax return. Chris believes we do not qualify for 501C status. After extensive discussion of the various charitable

filing categories, Bob offered to contact the IRS on this issue. New HOA President, Randy Greathouse, also plans to discuss this with a CPA.

4. A proposed budget of [REDACTED] (the same as last year) was recommended by Chris for 2017. However, further discussion added [REDACTED] for the cost of updating the HOA's website to current mobile device standards (already approved by the Board and currently in development). Another [REDACTED] was added for removal of the nuisance tree (thorny and trashy) located in the common area on Butte Court and pruning/removal of volunteer Cottonwood's in the common area on Saddle Court. A more suitable, thornless, and clean tree will be selected and planted in the Butte Court common area. Even though [REDACTED] was added, we don't believe it will cost anywhere near that much. A final amended budget of [REDACTED] was approved.

Landscaping maintenance and improvements:

Tree removal:

Insurance:

Meeting cost:

Utilities:

Web hosting:

Website upgrade:

Accounting:

Picnic:

Reserve:



5. Lavonne Gorsuch motioned that the current HOA assessment remain at \$200/year. Bob Bubel seconded and the motion passed unanimously.

Report on HOA Compliance:

1. There is a requirement for HOA's to hire an independent third party to perform reserve studies of HOA finances. Our current reserves of about [REDACTED] have been maintained (without increase) for many years. These funds are kept on-hand to avoid hitting homeowner's with special assessments should there be any serious failure of the irrigation system. Since our funds are limited and every homeowner can request a copy of the HOA's finances at any time, a reserves study was again postponed.

Landscaping:

1. Dave Campbell shared that most of the homeowner communication he receives regarding landscaping concerns are related to requests for additional pruning of trees/shrubs in the common areas. Once this is communicated to Terry, it is generally resolved within a week. Please let us know if something is getting overgrown or blocking your line of sight when driving.
2. The Board will make arrangements to have the communal post office box pedestals painted this year.

Fall Picnic:

It was generally expressed that the Fall HOA picnic is a fun way to get to know your neighbors and build community, and unanimous approval was given to host the picnic again this Fall. We hope to see you all there.

Election of Officers:

Dave Campbell resigned as President of the HOA this year after serving on the Board for 3 years. Kimber Greathouse, Vice President and Chris McAnany, Treasurer agreed to serve another year.

Bob Bubel nominated Randy Greathouse to serve as the new President; Lavonne Gorsuch seconded and the motion passed unanimously.

New Business:

Two additional concerns were brought up by homeowner's: 1) dog waste in the common areas and private yards (even though they don't own a dog) and 2) trash cans left in public site.

With regard to household pets, Section 6 of the Covenants state:

Section 6, Household Pets. No animals, livestock, reptiles, poultry or insects, or any kind, shall be raised, bred, kept or boarded in or on the Property; provided, however, that the Owners of each Lot may keep a reasonable number of dogs, cats, fish or other domestic animals which are bona fide household pets, so long as such pet(s) are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident(s) of the Property. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any costs to the Association for any damages caused by such Owner's pet(s).

In addition to the HOA Covenants, the City of Grand Junction's code 6.04.120 requires dog owner's to remove and dispose of their dog's excrement from any public areas and another person's private property. Pet owners can even be fined up to \$100 for failure to do so. Dog waste promotes disease and is generally unpleasant. Please be considerate of your neighbor's and control and cleanup after your pet.

Section 16 of the HOA Covenants state:

Section 16, Garbage and Refusal Disposal. No garbage, refuse, rubbish or cuttings shall be deposited on any street, the Common Area or any Lot, unless placed in a suitable container suitably located, solely for the purpose of garbage pickup. All containers shall be removed from the street the same day. All equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. All trash receptacles shall be screened from view from the street.

Homeowner's are asked to keep their trash receptacles screened from view and removed from the street the same day as the trash pickup.

There being no further business, the meeting was adjourned at 7:55 PM.