

**Summit Meadows West HOA
Special Meeting
Tuesday, April 24, 2012**

The meeting was called to order at 5:40 p.m.

There was much discussion at the beginning of the meeting. The outcome of this discussion is as follows:

1. Linanne Dickson would like a copy of the CC&Rs and Bylaws mailed to her.
2. Some of the Board said that they had not been receiving financials. The Secretary, Marie Crutchfield requested that she receive them via postal mail. The other Board members are fine with receiving them via email.

The Agenda items began with Nominations and Election of Board Members. The floor was opened for nominations. Linanne Dickson, Ken Blinn, Marie Crutchfield and Chasity Archueleta were nominated. It was moved, seconded and passed unanimously for these individuals to serve on the Board. It was also noted that Marie is away from Grand Junction for four months of the year and that Chasity would be able to serve on an as-needed basis.

The second item discussed from the Agenda was the "Courtyard Alternatives." Linanne brought in a quote as did David Caldwell from Heritage Property Management. The quote provided by HPMGJ was from Desert Oasis Landscaping. It included mowing, edging and blowing. Also included is weed control in rock areas. The startup sprinkler system will be \$35 and the winterizing of the sprinklers will be \$40. Any sprinkler repairs will be done on a time and material basis with an hourly charge of \$35. per hour. If there are five weeks in a month requiring an additional mowing, the charge will be an extra \$60. The monthly fee will be \$240.00 during the months of the growing season. Marie brought it to the attention of Heritage Property Management that the Landscape Maintenance Agreement Specifications Under Article 1 General Requirements, 2. Insurance "Carry complete and adequate worker's compensation, automobile, and public liability insurance in the amount not less than \$500,000. Furnish Owner with a certificate of insurance for such coverage prior to commencement date." Heritage will verify that Desert Oasis has the required insurance. It was moved, seconded and approved unanimously to hire Desert Oasis Landscaping.

It was brought to the attention of those present that the home located at 455 Larry's Meadow has an inordinate amount of weeds. This can be called in to the City of Grand Junction to their Weed Abatement Officer. It was asked that Lesly at Heritage call it in.

A question was raised as to whether or not the vinyl fence repair was included in the contract to repair the sign. Heritage will investigate and update the Board.

There was a question as to who has the responsibility of fixing the hole in the street left by Optimum when they performed work at the corner of Open Meadows and Larry's Meadow near the mailbox. It was suggested that this was the responsibility of the City as it is located in the street.

There was discussion as to whether or not it would save the HOA money if the common area were to be rocked in. This would involve the removal of the grass and subsequent installation of rocks. The bid received would be cost prohibitive. In addition, it was brought to the attention of those present that this is prohibited by the City of Grand Junction and would require numerous permits and substantial costs to xeriscape a portion of the Common Area.

Discussion ensued regarding the Budget. It was determined that by utilizing Desert Oasis Landscaping the HOA would save money with the projected maintenance costing \$1,760. Desert Oasis also received a bid for removing the Cottonwood tree for an additional \$850. The Board decided to table the removal of the tree until their next regular meeting.

There were concerns raised as to why the cost of water was so high last year. It was determined that the sprinklers were running seven days a week. Maintenance of the frequency for watering will be maintained by Desert Oasis who will determine how many times watering is necessary. It was suggested that they start with three waterings and discuss with the Board any adjustments necessary.

The next item to be addressed from the Agenda was the dues paid to the HOA. There was discussion as to raising the dues by \$50. This would give the HOA approximately \$2,100 in extra income above the budgeted amount. If the dues were increased by \$25 that would still give the HOA a cushion of \$1,000. It was moved, seconded and approved unanimously to increase the HOA dues raise the dues by \$25, to \$175, with a 12% late fee assessed after June 1, 2012.

There was discussion regarding what, if any, businesses could be run out of the homes in Summit Meadows. This is governed by City Ordinances and can be researched through the City of Grand Junction.

A question was raised, to those present, if the meetings could be held on weekends and if another special meeting could be called in June. It was brought to the attention of those present that the Board could meet whenever the necessity arose and that homeowners were welcome to attend Board Meetings, but could not vote at such meetings. In order to have a "Special Meeting" mailings, announcements and proxies would be required incurring additional costs to the HOA.

The meeting was adjourned at 7:00.

Respectfully submitted by Lesly Adams, Heritage Property Management