

# Colony Meadows II Homeowners Association

## Annual Meeting Minutes

February 28, 2022

Meeting began at 6:00 PM.

Introduction of the Board of Directors:

Board Member: Angela Rubalcaba

Board Member: Nadine Bode

Members present: Daniel & Nadine Bode, Roberta Nix, Jennifer Jarrin, Angela Rubalcaba, Vanessa Sills. 0 proxy was received.[5 properties were represented]

Introduction of Heritage Property Management Team:

David Caldwell & Barbara Butzen

2020 Minutes were approved as written. M/S/C HPM will post approved minutes on the webpage.

Old/Unfinished Business: None

New Business:

- Comment that Mesa Turf Masters seems to do a good job keeping the weeds down in the common area. HPM will contact for updated contract. Mesa Turf sprays for weeds approximately six (6) times per year.
- The Board would like to add two additional areas to the roster for spraying.
- There are some trees in the common area. These trees put out shoots each year that need to be trimmed back. Danny takes care of these every year excluding when he is not available. Another resident has expressed interest in possibly helping with this necessary pruning and Danny will inquire with the interested party.
- The HOA tries to not water the trees as they are meant to be self-sustaining.
- The irrigation pipe that burst at 641 Colony Rd caused some erosion and a sink hole in the back yard, the owner has been notified that the HOA will have the hole filled in with dirt.
- There are two (2) irrigation valves located on private lots within the HOA. These valves will need to be moved off of the private property and reinstalled on HOA easement.
- Comments made about repairing the water holding tank. Ditch company came out to test for leakage around tank. All signs indicate leakage however, it is possible that the leak is from the intake valve and not the holding tank.
- Danny feels that the leak is somewhere between the irrigation canal and the intake valve.

- Another HOA is run off of the same holding tank and may be approached to share in the repair cost.
- Question asked if it is possible to test the valve for failure? The valve is buried underground and would need to be dug up.
- Question asked if the ditch company's responsibility ends at the intake gate?

#### Presentation of Proposed 2022 Budget:

- The Board has reviewed and approved this budget.
- The Board would like to set up a Reserve Fund.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on webpage.]

#### Nomination and Election of Board Members:

- Nadine Bode volunteered to continue serving on the Board.
- Angela Rubalcaba volunteered to continue to serve on the Board.
- Floor opened for nominations. Roberta Nix self nominated and approved by all.
- Vote for panel of Board Members - Angela, Nadine and Roberta - all in favor. None opposed

#### Open Discussion:

- Board voted to raise the quarterly dues by 5% as the dues have not seen an increase since 2010. With the HOA aging and the poor design of the irrigation system, the Board agreed that a Reserve Fund is needed and the HOA needs to start building a reserve fund account for unexpected expenses. The increase averages roughly \$1.08 per month .
- An increase in dues will allow for funds to be added to the reserve account and possibly defer any special assessment in light of a large expenditure.
- The dues increase from \$64.50 to \$67.75 will take effect on April 1, 2022.

The meeting adjourned at 7:20 PM

Minutes taken by

Barbara Butzen

Heritage Property Management