

## Horseshoe Ridge Estates Homeowners Association

### Meeting Minutes

February 22, 2024

Meeting called to order at 6:30PM, at the Wright Residence.

**Attendance:** Steve Wright, Scott Godfrey, Steve Nolan, Jen Pierson

#### Agenda:

- Review update to the 5th Amendment of the CC&R's to address solar panels/wind mills (renewable energy) and Section 10 of the same amendment regarding screening
- Update on recent ACC Committee review requests
- Homeowner: Barbato RV Screening; Grave Dog Barking
- Scheduling / Planning the Annual Meeting – May 8, 2024 (Date Change)
- Review any open actions

#### Discussion Items:

##### 1. CC&R Amendments:

- a. Scott updated the amendments, board is aligned. He is going to make one last revision to include windmills as per Colorado State Law, along with verbiage for section 10 more in line with current state on screening.
- b. **Action:** Scott is going to send revised amendments. Review at April meeting.
- c. **Action:** Distribute ballot 30 days prior to meeting (second week of April). Include amendment revisions. Steve W. suggested walking the neighborhood to deliver.

##### 2. ACC Review Requests:

- a. 1386 Horseshoe Drive: On hold indefinitely. Mr. Sittner passed away, our thoughts are with his family.
- b. 1402 Bridle Path: Original request is on hold. The ACC expects to receive a new version. We anticipate the request will be to move the building to the east of the property out of sight of neighbors.

##### 3. Homeowner:

- a. Mike and Farrin Barbado (1396 Horseshoe Drive), Positioning and Screening of RV
  - i. Mike has agreed to provide screening this coming spring. Mike noted there is already irrigation to the area.
  - ii. **Action:** Steve Wright will follow-up on the written proposal from Mike Barbado.
- b. Grave Home (1360 Horseshoe Drive), Dog Barking Complaint
  - i. The homeowner was issued a warning from Heritage Property Management in November 2023.
  - ii. **Action:** The dog(s) continue to bark. The HOA Board is going to continue to monitor. If the barking gets worse, we will address in the April HOA Board meeting with a formalized complaint from local jurisdiction.

##### 4. Annual Meeting

- a. The annual meeting will take place Wednesday, May 8<sup>th</sup> from 5:30pm-7:30pm. The meeting will take place first, followed by a neighborhood pot-luck.

- b. The HOA Board (Scott) will provide pulled pork sandwiches. The pork and buns will be purchased with HOA funds.
  - c. **Action:** Steve W. will follow-up with Ann Ryan regarding her offer to use her garage.
  - d. **Action:** Jen will follow-up with Jerilyn Palmer to see if she is able to send out a pot-luck list again this year.
  - e. The agenda will be planned prior at the next HOA Board meeting, in early April.
5. **HPMGJ Increase**
- a. Heritage Property Management increased the price from \$250 to \$350 per month effective January 1, 2024
  - b. **Action:** Scott still plans to put together a list of 2-3 Property Management companies and pricing to confirm competitive value for future information.
6. **Rancher/Farmer Levi Request**
- a. **Action:** Scott to contact Tina at GVWUA to confirm agriculture vs. developed land, causing a potential increase in water lease rate.
  - b. This will inform Levi if price will be going up in the future.
7. **Open Actions:**
- a. Neighborhood Park Area:
    - i. General conversation on maintaining vs enhancements
    - ii. Possible Neighborhood Clean-Up Day
    - iii. Tabled for future conversation
  - b. Trail Committee: No Update
  - c. Website Administration Assistance: Steve N.: please give Jen access
  - d. Flag Etiquette: Rules and Regulations in compliance with Colorado State Law. Steve W. will ask HPM about this.
  - e. The Map, should be posted on the website. Replace the static map on the website. Link to actual map. Post on Facebook, shows water delivery, put on Facebook to let folks know where it is. Irrigation map. Scott to Steve, and the Facebook, information to website is available.

Meeting adjourned 7:38pm.

Meeting minutes submitted by Jen Pierson on 3/3/24 to [bod@horseshoeridge.org](mailto:bod@horseshoeridge.org) for approval. Following approval, Jen will forward to Heritage for posting on the website.