

**HIGH POINTE ESTATES HOMEOWNERS ASSOCIATION INC**  
**2021 ANNUAL MEMBERSHIP, BUDGET RATIFICATION, AND SPECIAL ASSESSMENT MEETING**

**Thursday, April 15, 2021 at 6:30 p.m.**

Redlands Community Center  
2463 Broadway, Grand Junction, CO 81507

- I. Call to Order. Meeting was called to order by Eileen Blanchard at 6:40 PM. Eileen presided over the meeting at the request of former President, Patricia Tucker who recently resigned her position.

A quorum of 40% was established with 16 out of 22 lots represented in person. The sign-in sheet will be maintained as part of the Association's permanent record for this meeting.

- II. Welcome & Introductions. Current Board members Karen (Kay) McLaughlin, Michael Kuzminski and Allen Coombs were noted. Eileen thanked Pat Tucker for her many years of HOA leadership and volunteer service.

All Members in attendance introduced themselves. Eileen also thanked Darren Caldwell for all the work he has done on behalf of the community as manager.

- III. Approval of Minutes- 2020. All members were provided the 2020 HOA Annual Meeting minutes in advance of the meeting. Rod Christ moved, and Larry Luebke seconded a motion to approve the 2020 Minutes as presented. Motion passed unanimously.

IV. Reports.

- Management Report. Eileen Blanchard presented an overview of Association covering the following topics in some detail:
  - i. Common Area Improvements including tree trimming, deep watering and dead tree removal.
  - ii. Pond Dredge project was completed by WD Yards to clean- out silt, remove cattails, and patch pond liner tears.
  - iii. Landscape & irrigation contract was awarded to two vendors based on areas of expertise:
    - Thompson - pond maintenance and common area mowing services
    - WD Yards – trees maintenance & common area weed and fertilization
  - iv. Effective January 1, 2021 Conquest Builders (Darren Caldwell) turned over the Association Management to CIC Management Solutions. Christine Sartoris, Community Association Manager, introduced her company and in addition to management, reviewed two other services to be provided: Member Directory and Member Portal
- Financial Report.
  - i. EOY. All members were provided 2020 year-end financial reports with 2020 budget comparison, the 2021 budget, and the special assessment budget in advance of the meeting. Eileen summarized the financial performance of the Association last year noting expenses approximately \$6,000 less than budgeted attributed to Common Areas Expenses.
  - ii. 2021 Budget Presentation & 2021 Budget Ratification. Eileen reviewed the 2021 Budget. Following questions and discussion, Carl Lashua moved, and Marilyn Hunt seconded a motion to ratify the 2021 budget as presented with an annual assessment of \$1,800 per lot. Motion passed unanimously.
  - iii. 2021 Special Assessment. Following a detailed presentation and discussion of the common area improvement projects indicated on the 2021 special assessment budget, Kay McLaughlin moved and Allen Coombs seconded a motion to approve the 2021 Special Assessment of \$2500 per lot. Motion passed unanimously.

- V. Nominations & Elections. Discussion regarding open board seats. The members discussed adding an additional board member for a board of five and noting 2 open seats. One seat would be a term of 2 -years to complete the term vacated by Pat Tucker, the other would be a 3-year term to expand the Board to five members. Pat Tucker nominated Eileen Blanchard. Larry Luebke was also nominated. Both nominations were seconded. With nominations closed, Rod Christ moved, and Todd Zoeller seconded a motion to add the additional board seat for a board of five and to elect Eileen Blanchard to fill the 2-year term and Larry Luebke to fill the 3-year term. The motion passed unanimously.
- VI. Unfinished Business. The following topics were briefly discussed: Trash Removal, Dog Waste Bags and key to access, and the Resident Directory. Updates on unfinished business which remain outstanding will be provided at the next meeting.
- VII. New Business.
- Governing Documents Review – Task Force. Following discussion, it was agreed to have the Board review current Association Governing Documents and make recommendations to membership.
  - Landscape / Grounds Committee – A call was made for anyone interested in serving on the committee.
- VIII. Member Input. A friendly approach will be made to the South West corner property owners / occupants regards to a tree leaning against the HOA fence and removal of holiday lights attached to the fence.
- IX. With no further business to discuss, Eileen Blanchard adjourned the meeting at 7:45 PM.

Prepared by: Carl Lashua & Christine Sartoris/CIC Management Solutions LLC

Dated: May 4, 2021