

# Garfield Mountain Townhomes Homeowners Association

Annual Meeting Minutes

January 24th, 2023

Meeting began at 3:05PM

Introduction of the Board of Directors:

President: Joe Hendrickson  
Board Member: Corry Mihm  
Board Member: Sharon Stallings

HOA Members present: Joe Hendrickson (2 units), Corry Mihm, Sharon Stallings (2 units), and Elizabeth Toenjes & Coal Esposito. No proxies received. 6 properties represented. [Quorum was achieved.]

Introduction of Heritage Property Management:

Barbara Butzen and Briana Molinari and Tammie Vickory

2022 Minutes were approved as written. M/S/C 0 opposed. HPM will post these on the website as approved.

Old/Unfinished Business:

- Driveway & Landscaping Update
  - Comments made that proper grading needs to be in place before driveway is repaired
  - BOD will request bids for this project
  - Comments made that a landscaper by the name of Edgar had been out multiple times last year and did a good job. Contact info for Edgar will be distributed to all in attendance.
- Policies and Procedures Update
  - Motion to approve updated policies and procedures with editorial changes. M/S/C 0 opposed.

New Business:

- Dues increase to \$125/month
  - Comments made that increasing to only \$100/month would only ensure that the HOA did not have a deficit for the year.
  - A dues increase of over \$100/month would allow the HOA to start building a reserve fund
  - M/S/C 0 opposed. Dues will increase to \$125/month effective March 1<sup>st</sup>
- Pet Policy
  - Comments made that HOA governing documents currently do not regulate pets
  - Comments made that a weight limit or breed restrictions should be a part of the policy. Members disagreed with both of these ideas
  - BOD requested that HPM create a draft policy or amendment for BOD to review
- Short Term Rentals
  - Everyone in attendance agreed that there should be a 3 month minimum put on rentals
  - An amendment to the CC&Rs will need to be made to make this effective and a 67% vote will be needed to pass the amendment
  - BOD requested that HPM create a draft amendment for BOD to review

Presentation of 2023 Proposed Budget

- The proposed budget will need to be amended due to the dues increase passed at this meeting
- Motion to approve the 2023 Proposed Budget with changes M/S/C 0 opposed.

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Nomination & Election of Board Members:

- Sharon Stallings stepped down as secretary but still would like to remain a Board Member
- Elizabeth Toenjes self-nominated as secretary M/S/C 0 opposed.

The meeting adjourned at 3:50 PM

Minutes taken by  
Brieana Molinari  
Heritage Property Management

DRAFT