

Chatfield II Homeowners Association

Annual Meeting Minutes
February 12, 2019

Meeting began at 6:00 PM

Meeting minutes approved at the
February 18, 2020 Annual Meeting.

Introduction of Board of Directors:

- Board Member: David Hernandez
- Board Member: Rae Lyn Ehlers
- Board Member: Susan Towles
- Board Member: Harlan Bullinger

Members present: David & Lori Hernandez, Rae Lyn Ehlers, Krista Ehlers, Julie Lovato, Don & Teresa Hamilton, Mark Lapka, Paul Espinoza, Ralph & Marianne Douglas, Harlan Bullinger, Frank & Phillis Schuhmann, Heather Dial-Woodhouse.

- Quorum was not achieved. [20 required; 2 proxies received; 13 properties were represented in person or by proxy]

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2017 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Old/Unfinished Business:

- Update on A Better Alternative lawsuit
 - ABA embezzled funds from Chatfield II HOA as well as about 60 other HOA's
 - At least \$30,000 was taken from Chatfield II
 - The owner is being prosecuted by the US Treasury Department.
 - David has attempted to contact the investigator and has not received a response to date
- Management was transferred to Coldwell Banker first. The HOA has some issues with communication and started interviewing other management companies. Heritage Property Management was chosen by the Board.
- Question from homeowner on how this could happen. ABA was not providing the Board with monthly financial reports.
- HPM provided monthly financial reports to the Board by email as well as the HOA's membership online monthly. Quarterly Board meetings are held to review these documents.
- The Board also now requires a Board Member to sign all checks.
- Reminder about Rules and Regulations
 - Posted online
 - To maintain home values
 - Homeowners are responsible to maintain their property
 - Suggested that the Board implement a compliance committee for a monthly review of the HOA
 - HPM will take action on violations when reported as directed by the Board.

New Business:

- Homeowners can contact HPM to see the HOA's financial and any other documents.
- Discussion on the roads
 - Maintained by Mesa County.
 - Already scheduled to be repaved
 - HPM will contact about crack sealing as soon as possible. Will also request that the crosswalk areas be repaired.

- In 2018 the HOA had issues with the irrigation pumps for the common areas. The service to the pumps has been discontinued and the common area will no longer be watered. They may also be sold by the HOA at some point.

2019 Budget:

- Payment options are available for HOA dues- contact HPM
- Payments can also be made online
- Comment that the “pond land” is not listed as an asset. The HOA owns this land. As HOA property technically each homeowner owns 1/97 of it. HOA common area is not taxable
- Discussion on Landscape Maintenance.
 - In the past has included irrigation pumps and sprinklers
 - Will include cleanup of common area, weed mitigation, pond area and trimming of trees around signs
- Approve 2019 budget as proposed. M/S/C. None opposed. HPM will post approved budget on website.

Nomination of Board Members:

- All current Board members will remain for another year
- Floor open for nominations. Paul Espinoza was nominated and accepted nomination.
- Vote to approve the current slate of directors which includes the current members as well as Paul.
- All in favor, none opposed
- Board can meet to select specific positions

Meeting adjourned at 6:57 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management