

Meeting Minutes
were approved at the
2018 Annual
Meeting.

Horseshoe Ridge Homeowners Association

Annual Meeting Minutes
April 27, 2017

Meeting called to order at 7:05 p.m.

Determination of quorum

- Members present: Scott Godfrey; Richard & Kathy Cimms; Darcalee & Mark Deborgorski; Kathy Selovar; Debbie Zink; Tricia Behunin
- 7 proxies were received-Brenda & Robert Fairchild; Dale Kruse & Terry Doherty; Rochelle Tufly; Bill Grace; Shari & Alan Rowe; Cody Davis for Chronos Homes; Rick Smith
- Count= 13 properties represented
- No quorum was achieved. Meeting held as a forum for discussion and information sharing.

Introduction of the Board of Directors & ACC:

President: Scott Godfrey
Secretary: Rick Smith--resigning
Member at Large: Steve Nolan
ACC Member: Michael Barbato
ACC Member: Richard Cimms

Introduction of Heritage Team:

David Caldwell, Becky Jett

2016 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/unfinished business

- Policing the use of the lake continues to be an issue.
 - The lake is for the use of **Horseshoe Ridge residents and their accompanied guests only.**
 - Violators/trespassers can be reported to the Mesa County Sheriff's office.
- Prairie dog problem continues especially on the undeveloped lots.
 - A-1 Pest control will be on-site soon to treat again. Unfortunately, many of these pests come in from outside our development and that is something that cannot be stopped.
 - Pest control remains to be a budget line-item.
 - Treatment for prairie dogs poses minimal risk to household pets.
- Last year's projects included putting trees in and getting them established with a reliable water source and generally increasing the appearance of the area below the dam.

Reports from Board & ACC

- Board
 - Lease to farmer, Flynn Farms, remains in place. Horseshoe Ridge residents and the farmer are all happy with the current arrangement and the fields are looking really good; Flynn Farms seems to be the best that the HOA has ever had.
 - Farmer and his worker, Scott, are doing an excellent job of maintaining & keeping weeds under control.
 - Possibility is being considered of requesting internet/cell providers to put up a cell tower on HOA property to increase the reliability of internet/cell usage. NOTE: This possibility is just in the very beginning of investigative stages and all owners will be notified prior to any agreement being made.
 - Board signed and granted an easement to Xcel energy to put in a gas line along the N-Rd corridor. Will require the Unreins to not re-build the fence that is currently there that encroaches onto HOA property.

- ACC
 - Review and final approval was done on the Chronos Builder's house for Cody Davis.
 - Bill Grace's final landscaping was recently approved.
 - Waiting on plans for undeveloped lot a the top of the hill.
 - Expecting to see a couple pro-forma submittals to be done soon.

New Business:

- Improvement plans for this year include installing landscape fabric and some rock to make the area below the dam more of a neighborhood park.
- Pros and cons to making improvements to the walking trail were discussed. No plans were finalized.
- Rabbits have been invading several lots.
 - Scott will ask A-1 Pest control how best to deal with the bunnies.
- HPM reminded everyone of the CO Laws about HOAs prohibitions against political or other signs.
 - HOAs may NOT prohibit all political signs but may limit the following:
 - The # of signs displayed [usually 1]
 - The size of signs displayed
 - The location of the signs [usually on individual lots only]
 - The timeframe the signs may be displayed [usually 45 days prior until 7 days following the election.]
 - Check the CC&Rs for specifics for Horseshoe Ridge.

Presentation of proposed 2017 Budget

- Pest Control line item--see discussion above.
- Approval of proposed 2017 budget as presented. M/S/C. HPM will post on website.

Nomination and election of Board Members:

- Rick Smith has sold his home; he will no longer be able to serve on the Board.
- The other two current members [Scott and Steve] offered to continue serving.
- Mark Debogorski volunteered to serve on the Board. There were no objections.
- Vote of confidence for the slate of Directors as presented [Scott Godfrey, Steve Nolan, Mark Debogorski] to serve for continue the upcoming year. M/S/C

Other discussion/Open Forum

- Reminder to the Levinson's and Tufly's not to overwater the back ends of their lots--excess water runs over the access road to irrigation gates and that causes problems for the farmer.

The meeting adjourned at 8:25 p.m.

Minutes taken by

Becky Jett

Heritage Property Management