

# Garfield Mountain Townhomes Homeowners Association

Annual Meeting Minutes  
December 8, 2021

Meeting began at 4:07 PM and was held via tele-conference.

## Introduction of the Board of Directors

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

HOA Members present: Joe Hendrickson (2 units), Corry & Dave Mihm and Sharon Stallings (2 units).  
No proxies received.

## Introduction of Heritage Property Management (HPM) Team David Caldwell, Barbara Butzen and LeoLa Hodson

2020 Minutes were approved as written. Motion/Second/Carry. HPM will post these on the website as approved.

## Old/Unfinished Business:

- The Board is holding quarterly Board meetings
- Landscape people came out and cleaned everything up
- This takes care of the issues the City of Palisade was concerned with.
- Concerns were expressed about the safety of the limited common element stairs to each unit.
- The owner for #2 & #4 has replaced the stairs at their respective units.
- Priorities need to be decided - driveway or stairs as funds are limited.
- This topic has been discussed at a previous meeting as well.
- Comment that all exterior maintenance completed by the HOA would have to be voted on and Quorum would be needed.
- #4 paid for private landscaping, stairs are not in good shape.
- Board requested HPM to gather bids for landscaping for the 2022 season to include tree trimming, bush maintenance and weed spraying. General landscaping once every 4 to 6 weeks
- Board approved receiving these bids via email

## New Business:

- Estimate was submitted for driveway repairs to include using recycled asphalt to help with drainage issues
- Comment made that all exterior materials and designs should be the same for uniformity
- Comment made that the Rules and Regulations are 30 years old
- Insurance question: who is responsible for exterior maintenance, HOA or Homeowner? Nothing in CCR's to separate responsibility.
- #3 stairs are not to code - dangerous, who is responsible?
  - Limited common element, HOA Insurance would pay for any liability

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- Sharon would like to have Low E windows installed however, they would not match other units, ACC/Board to discuss
- Motion to increase Dues by \$25.00
  - Increase of Dues not mentioned on agenda
  - Will be explored by Board once landscape and driveway bids are in
  - Quorum needed to vote on items, Board agreed to vote by mail on Dues increase.

### 2022 Budget:

- Budget is balanced for a zero-based budget
- Comment made that a Reserve Fund is necessary once the HOA is completely out of the red
- Two methods to finance projects are through Special Assessments or by raising the Dues
- Special Assessments should be ear marked for specific projects: i.e. driveway.
- Proposed 2022 budget approved as presented. M/S/C. HPM will post to the website.

### Nomination & election of Board Members:

- Joe, Corry and Sharon are all willing to remain on the Board.
- Comment that the current Board Members do not live on-site so it is difficult to observe issues.
- Floor opened for nominations.
- Floor closed.
- Vote to approve the slate of candidates as presented. M/S/C.

### Other Business:

- Sharon would like everyone to meet in person, possibly next Spring.
- This would allow all to provide feedback about the property.
- Next Board Meeting is scheduled for February 10, 2022

The meeting adjourned at 5:07 PM

Minutes taken by  
Barbara Butzen & Leola Hodson  
Heritage Property Management