

Horseshoe Ridge Homeowners Association

Annual Meeting Minutes

May 7, 2019

Meeting called to order at 7:03 p.m.

Determination of quorum

- Members present- Farrin Barbado, Scott Godfrey, Marian Heesaker, Paul Kuran, Carl Matera, Brandon & Jerrilyn Palmer, Arthur Ryan, Rosalind Wright, Kathy Selover, Adam McCormick, Peggy Levinson, Clint Janowitz, Kathleen Cimm, Steve & Patty Nolan, Dave Clapp, Ken & Heidi Germain and Mike Stolle
- 6 proxies were received
- Count= 23 properties represented
- Quorum was achieved.

Introduction of the Board of Directors & ACC:

President:	Scott Godfrey
Board Member:	Steve Nolan
Board Member:	Mark Debogorski (absent)
ACC Member:	Clint Janowitz
ACC Member:	Michael Barbato (absent)

Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

2019 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished business

- 2 amendments to the CC&R's were passed in 2018. (Short-term rental control and Chickens)
- Short term rental amendment passed quite easily by homeowner vote
- Chicken amendment was suggested at the 2018 annual meeting. Board called this amendment passed, however this brought up an error in the Rules & Regulations. One of the Board Members canvassed the owners to gather additional votes. With the additional votes, the amendment passed.
- Comment from one homeowner that the Rules and Regulations had an error, as it may not override the CC&R's and/or state law, and since 3 abstained this left a lack of the number of needed votes and the amendment did not pass.
- When this issue was brought to the Board's attention the Board met to discuss the issue. The 3 owners who did not vote were sought out to gather their vote.
- Comment from a homeowner that the vote was not legally performed which should void the amendment.
- The Board/ACC had an ACC request from a homeowner who was awaiting approval on plans for a chicken coop. The CC&R's state that ACC Requests not approved or denied within a certain timeframe are considered approved. Time was of the essence.
- The Rules and Regulations are written by the Board of Directors as a clarification of the CC&R's, however they may not be in conflict with the CC&R's.
- The Rules and Regulations from 2010 states that "Any Owner that does not deliver to the Association a negative response within sixty days after the date of the notice shall be deemed to have approved the proposed amendment." The Board used this Rule to pass this amendment.
- The Board met with each of the 3 owners who did not submit a vote to gather their votes. This provided the required 24 yes votes.
- This process will not be followed in the future as the Rules and Regulations have been updated to remove the conflicting provision.
- Comment that the vote should be retaken and the 4th amendment reconsidered.

- Motion to declare the approval of the 4th amendment void. If there is enough interest to do it again, do it property/Second
- Modification to motion: Include in the motion that the voter on the proposed amendment be completed according to the new rules.
- Modification withdrawn.
- 2 in favor of the motion, 21 opposed. Motion failed. The 4th amendment will stand
- 67% required by CCIOA to amend the CC&R's

Reports from Board & ACC

- There were 2 amendments to the CC&R's
- Upkeep and maintenance of the out-lots
- Improvement in out-lot around the pond
- The new farmer, Levi, seems to be maintaining the lots as well as the previous farmer- burned the weeds and took out trees
- Board has also sprayed along the right of way, trying to keep the goat heads down, seems to successful to this point
- Update on farmers crops - the upper field will be corn (the top end of this field was flooded by an irrigation break) the lower field will be alfalfa grass
- Comment that the irrigation is the property of the HOA until it branches off onto individual properties. The air vacs (bleeder valves) to each house have started to show signs of age and fail. The HOA will replace these as needed.
- The pond requires a small amount of maintenance. Last year the Board put in some aqua shade, this needs to be done every few years.
- The pond does not grow mosquitoes. The County checks this yearly.
- Question about the Russian Olives and Cottonwoods along the banks. If homeowners are willing to volunteer to cut down the trees Scott will stump treat them to kill the roots.
- HPM will email homeowners with email contact for a "clean the pond day" sometime in June.
- Suggestion that the HOA have a form at the sale of a property that includes checkboxes for options on how the homeowners would like to communicate with the HOA.
- At the 2018 annual meeting there was discussion about an old access road to dispose of trees and brush (out-lot B, NW corner of the subdivision) the owner at 1383 Horseshoe will need to be advised that all homeowners have access to this area.

New Business

- Discussion on violations:
 - Lighting issues- 1 homeowners concerned about light pollution and the ambiguity of the HOA's guidelines on this topic. The governing documents for the HOA indicate no street lights and no nuisance lights.
 - "Staged" building material- there have been some complaints about staged building materials
 - Comment that the Board has been lax for the past few years regarding RV parking (should be parked behind a screen).
 - Reports of ATV's being ridden in the neighborhood. Board decided not to address this issue. HPM was not requested to send a letter, however this issue may need to be addressed. The county also has codes on what may be operated on county roads.
 - Comment that some issues may be better handled between neighbors vs the HOA becoming involved.
 - Comment that the Board will need to be consistent on violations
 - The next Board will address these items at the next Board Meeting. These items may be best addressed in the Rules and Regulations.
- Question about the horse trail around the subdivision. The HOA had looked into cutting a trail on the undeveloped lots. This would cost a substantial amount of money. The original bid was \$15,000 several years ago. The Board proposed this improvement several years ago and it was voted down.

- There is a property that encroaches on the out lot on the east end. The homeowner retained an attorney, however upon review the attorney was not willing to continue. The homeowner has admitted the encroachment, however the fence has not been removed to date. There is also a swing set that has been placed by a homeowner partially on the out lot.
- Question if the HOA could vacate this land. There is an extensive process. HOA can control how this property is used. Comment that all homeowners should have access to this property. The HOA is responsible to maintain this area to whatever extent they choose to.

Presentation of proposed 2019 Budget

- Approved 2019 budget will be posted on website.

Nomination and Election of Board Members

- Current Board would like to recommend a 3 person Board. This is also indicated in the Bylaws for the HOA.
- All current board members are willing to remain
- Floor opened for nominations
- Brandon Palmer self-nominated
- Adam McCormick self-nominated
- Ken Germain self-nominated
- Each nominee spoke briefly
- Comment that there are also positions available on the ACC.
- Vote was taken by secret ballot. Brandon, Steve and Ken gathered the highest number of votes.

The meeting adjourned at 8:37 p.m.

Minutes taken by
Elizabeth Marvin
Heritage Property Management