

Horseshoe Ridge Estates Homeowners Association

Meeting Minutes

November 2, 2023

Meeting called to order at 6:30PM, at the Wright Residence.

Attendance: Steve Wright, Scott Godfrey, Steve Nolan, Jen Pierson

Agenda:

- Open Actions
- Financials
- HPMGJ Fee Increase
- Irrigation Line Repair on Bridle Path
- Homeowner
 - Response to October 4th Email from Alan Rowe
 - Barking Dogs - 1360 Horseshoe
 - Covenant Updates
 - American Flag Etiquette
- Levi's Plan for the Fields
- 2024 Annual Meeting Location
- Street Sign Replacement
- Other?

Discussion Items:

1. Open Actions:

- a. Neighborhood Park Area:
 - i. General conversation on maintaining vs enhancements
 - ii. Possible Neighborhood Clean-Up Day
 - iii. Tabled for future conversation
- b. Trail Committee: No Update
- c. Website Administration Assistance: Steve Nolan: please give Jen Pierson access

2. Financials

- a. One delinquent HOA Dues
- b. Steve Nolan will be requesting reimbursement for pond chemicals (<\$400)
- c. Water overage due to fields is built in to the budget

3. HPMGJ Increase

- a. Heritage Property Management will be increasing the price from \$250 to \$350 per month effective January 1, 2024
- b. **Action:** Scott Godfrey will put together a list of 2-3 Property Management companies and pricing to confirm competitive value

4. Water System Breaks by Contractor Alpine Directional Boring:

- a. Thompson Water Heads
- b. Field Repairs for Levi
- c. Contractor repaired. Warranty in place. Contractor Thad Nelson 970-250-3190
- d. Duly noted, table confirmation of satisfactory repairs when water is back on in the spring

5. Homeowner:

- a. Alan Rowe and Sherry Bright (1394 Horseshoe Drive) submitted follow-up with request for information regarding their complaint against Mike and Farrin Barbado (1396 Horseshoe Drive) and the positioning and screening of their RV (2021/2022)
 - i. Options:
 - 1. Plant border along driveway that faces the neighbors
 - 2. Review Covenants
 - 3. Community HOA Storage: Not an option due to expense and liability
 - ii. The Board is working on the camper storage long term solution and may not be able to resolve this at this time
 - iii. **Action:** Steve Wright will draft a response letter following meeting with Mike Barbado
- b. Dog Barking Complaint, Grave Home, 1360 Horseshoe Drive
 - i. **Action:** Steve Wright to ask HPMGJ to write a courtesy letter regarding complaints, from both inside and outside the Horseshoe Ridge Estates neighborhood
 - ii. Site any applicable ordinance
- c. **Action:**
 - i. Schedule HOA Board working meeting in January 2024
 - 1. Clarify definition of "Screening" in covenants, including specific information regarding RV screening
 - 2. Write up Solar Panel Addendum (Scott Godfrey draft)
 - 3. American Flag Etiquette

6. Rancher/Farmer Levi Request

- a. Levi gave Steve Wright a courtesy call to share he may exercise his right to graze sheep in the lower fields. There would be a temporary fence installed
- b. Levi plans to continue to utilize the no-till method of farming
- c. If Levi confirms and this comes to fruition, HOA Board requests HPMGJ to send a courtesy communication to HOA

7. Annual Meeting

- a. Annual Meeting will take place Wednesday, May 1st
- b. **Action:** Jen Pierson approach Fruita Community Center to secure meeting room for 3 hours (5-8pm MT)

8. Signage for Horseshoe Drive Spur

- a. This was determined to be the responsibility of the homeowners on the spur
- b. **Action:** Steve Wright will price a new sign with clear information and present to applicable homeowners

9. Other

- a. The high speed internet Phase 1 cable installation is complete. Phase 2 is next year. The Horseshoe Drive spur is not included as it is private property

Meeting adjourned 7:30pm.

Meeting minutes submitted by Jen Pierson on 11/11/23 to bod@horseshoeridge.org for approval. Following approval, Jen will forward to Heritage for posting on the website.