

# Horseshoe Ridge Homeowners Association

## Annual Meeting Minutes

May 2, 2018

Meeting minutes were  
approved at the May 7, 2019

Meeting called to order at 7:04 p.m.

### Determination of quorum

- Members present- Clint Janowitz, Scott Godfrey, Mike Unrech, Barbara Ryan, Richard & Kathleen Cimms, Dave & Marian Clapp, Steve & Patty Nolan, Adam & Lisa McCormick, Brandon & Jerrilyn Palmer, Debbie Zink and Josh Holingshead
- 8 proxies were received- Terry Doherty, Alan Rowe, Carl Matera, Rocalle Tufly, Mark Debogorski, Wayne Carruth, Kathleen Selover and Farrin Barbato
- Count= 19 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, Hilary Swartz and Elizabeth Marvin

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

### Old/unfinished business

- Pile of rocks below the pond
  - Needs to be used to complete the landscaping around the picnic table area and around the trees
  - Could be a community day to complete the project
  - Board was also granted digression to get quotes and complete necessary work for project on anything less than \$4,000. M/S/C.

### Reports from Board & ACC

- Board
  - New Farmer, Levi Ellis, has taken over the lease. He was recommended in the past. Same terms of lease as the previous farmer. Will be planting alfalfa in the upper field and grass in the lower. Pays for water.
  - Pest control
    - A-1 Pest control will be out to mitigate prairie dogs.
    - Contact the board if there are specific areas that need to be treated

### New Business:

- Clint presented a new internet option.
  - Adaptive internet will have towers at 22 and H Road as well as 19 ¼ and K Road as well as a repeater in the area.
  - Speeds up to 100 megabits per second will be available starting in June. Current speeds are up to 50 megabits per second.
  - Information will be available to all HOA mid to late June.
- Scott presented proposed restrictions for short-term rentals.

- 1383 Bridle Path Ct is advertising a short-term rental of part of the home on the internet site VRBO. Advertises that there is access available to HOA amenities without mention of HOA Rules and Restrictions.
- CC&R does not currently address this situation.
- Mesa County Planning is working on a resolution for the County that could take 6 to 9 months to be in place. The town of Palisade has put restrictions on this type of rental.
- The Board does not want short-term rentals in the HOA, presents different issues than a long-term rental.
- The Board will work with an attorney to draft an amendment to the CC&R's.
- Board was given authority to proceed on this matter.
- Brandon presented a discussion on allowing chickens.
  - Suggested that the HOA match the town of Fruita with restrictions as to the number of hens and no roosters be allowed.
  - The CC&R already addresses the concerns of cleanliness, noise, odor and visually attractive fixtures or improvements on the property.
  - Will need further specific guidelines that will fall under the current violation and fines procedures.
  - 1 party opposed to this amendment of the CC&R's: concerns were that the animals would be roaming free in the HOA and not contained on the owners property.
  - Motion that the board draft the amendment to allow chickens with specific guidelines. 1 opposed. Motion passed.

#### Presentation of proposed 2018 Budget

- Pest Control line item--see discussion above.
- Adding items of project to complete landscaping around the pond and attorney for amendments to the CC&R's
- Approval of proposed 2018 budget as presented. M/S/C. HPM will post on website.

#### Nomination and election of Board Members:

- No term limits
- All current board members will remain
- No nominations
- 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

The meeting adjourned at 8:16 p.m.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management