

# The Homestead in Grand Junction Homeowners Association

Annual Meeting Minutes  
January 23, 2017

Meeting called to order at 6:00 PM

Introduction of current Board of Directors:

- Kenneth Nelson, Vice President
- Dixie Fawson, Board Member (not present)
- Nancy Laramie, Board Member

Introduction of Heritage Property Management team:

- David Caldwell – Owner
- Becky Jett – Office Administrator (not present)
- Debi Caldwell – Owner
  - Both David & Becky are licensed as required by CO State Law

Motion made to approve Minutes of January 25, 2016 Annual meeting. M/S/C

2017 Proposed Budget:

- Discussion regarding liens and collections
  - Review collection policy
- Delinquency rate – HPM will give information to the Board
  - Include delinquency rate and owner occupied rate in all future minutes
  - M/S/C
- Owner occupied rate - 29 owners live on site (51.8%), 27 are rentals (48.2%)
- There is not capital replacement reserve – Buildings are 17 years old and need repairs
- Common trash removal has increased
  - HPM to solicit for bids
- Ute water – Why are the sprinklers on every night?
  - HPM will talk to Tee Jay, the grounds maintenance person
- Pool expense – does it need to be increased?
- BOD will review CC&R's to determine amount dues can be increased.
- 2017 Proposed Budget to be tabled for further review. M/S/C

Old/Unfinished Business:

- BOD will look at additional ways to enforce and implement pet violation of \$50/violation.

New Business:

- Maintenance schedule for all buildings
- Needed building repairs
- Irrigation system repairs
- Gutter cleaning

- Pool memberships
- Rule enforcement
- Renter's dogs

Nomination and Election of Board Members:

- Kenneth Nelson
- Nancy Laramie
- Tammy Parece
- Coral Jean Nelson

M/S/C

Meeting adjourned at 8:05 PM

Minutes submitted by:

David Caldwell

Heritage Property Management