

STAR BRIGHT TOWNHOMES HOA

Annual Meeting

Wednesday, October 17, 2018 at 6:30 PM

Heritage Property Management
2650 North Ave, Ste 116
Grand Junction, CO 81501

Agenda

1. Introduction of the Board of Directors
 - President - Valerie Gilliam
 - Vice President - Ashlie Kane
 - Board Member - Dana Ehlers
2. Approve 2017 Annual Meeting minutes [copy enclosed]
3. Insurance review with Joshua Dewitt, Farmers Insurance Agents
4. Old/Unfinished business
 - Concrete gutter by dumpster (replaced summer of 2018)
5. Presentation & approval of 2019 Proposed Budget [copy on back]
 - Propose \$13 per unit/per month goes into reserve fund.
 - Propose 10% increase for 2019 dues.
6. New Business
 - Repair Items
 - i. Repair/Maintenance of roofs \$2,550 (bid available). Owners are responsible for maintenance of swamp coolers and roof jacks. The Roofing contractor noted that many of the swamp cooler jacks need to be replaced.
 - ii. Power wash buildings, repair/replace damaged vinyl siding \$5,480
 - iii. Repair gable venting, \$1,380
 - iv. prep and repaint fascia and window trim, \$17,740
 - v. Lift and level uneven concrete 251 #7 & #8 - \$1691
 1. Total = \$28,850 divided by 26 units = \$1109
 2. Propose special assessment for needed repairs. Payments could be spread out over 12 months which is \$92.42 extra per month. 24 months would be \$46.21.
 - July 2018 Adoption of the 9 required policies of the Colorado Common Interest Ownership Act (CCIOA).
 - Rules and Regulations adopted by the Board in April 2017 [copy enclosed]
 - i. Owners are responsible for the action of their tenants. Tenants must follow Rules and Regulations of Star Bright Townhome Association.
 - ii. Pet policy
 - iii. Dumpster headaches
 - iv. Parking
 - Homeowner Responsibility/HOA Responsibility [copy enclosed]
 - i. Owners please note that the cost to repair damage to HOA common areas or exterior improvements of the units that is caused by an owner/tenant will be the responsibility of the owner.
 - ii. HOA will contract for the repairs, complete repairs and assess the owner.
 - Rectangular plots in front of the units
7. Nomination and Election of Board Members
8. Adjournment

Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting. Send questions to info@hpmgj.com.

IMPORTANT NOTICE: If you are unable to attend this meeting, please complete and return the enclosed proxy to: Heritage Property Management at 2650 North Ave St 116, Grand Junction, CO 81501 or via e-mail to info@hpmgj.com.