

# Spanish Trail Homeowners Association, Inc

Annual Meeting Minutes  
August 16, 2018

Meeting Minutes were approved at  
the August 27, 2019 Annual Meeting.

Meeting began at 5:34 pm.

## Introduction of the Board of Directors:

President: Joyce Schweissing  
Vice President: Carol Nichols  
Secretary/Treasurer: Deb Jensen

Members present: Frank & Joyce Schweissing, Deb Jensen, Frances Deaver, Marla Deaver, Stephanie Heald, Dan & Ruby Neal, Leslie & Carol Nichols, Robert & Bridgett Rentie, Joseph Kuta, and Priscilla Krebs.

Proxies received from: Tom LaDuke, Jim Arney, James Ligon, Rachel Englehart, Gary Bouska, Lois Roberts, Angelika Hennig, Thomas Vanderziel, Sandra Gustafson, Gregory Moore and Chris & Cheryl Schoch.

## Introduction of Heritage Team:

- David Caldwell
- Elizabeth Marvin

2017 Minutes were approved. M/S/C Approved minutes will be posted to website.

Old/Unfinished Business -- None

## New Business

- RV Storage Lot
  - Discussion as to why the policies were put into place in 2018 by the Board - there was at the time a waiting list for spaces in the RV Lot, while several owners had more than one space and in some cases up to five.
  - It was suggested to add a grandfather clause for those who already have more than one space, however they will be asked to vacate the 2nd space if there is a waiting list.
  - It was also suggested that homeowners who reside in Spanish Trail have preference over tenants.
  - Motion to keep current policy regarding 1 vehicle allowed per resident with a grandfather clause that a resident who has lived in the subdivision prior to 2005 may have an additional 2nd space. Homeowners will have preference over tenants. The additional 2nd space will be charged monthly and if there is a waiting list the owner will remove the 2nd vehicle. M/S/C
  - Motion to amend the current violation fine schedule to apply to the RV Lot to read \$10/day for the first 14 days and \$20/day for each day after that. A lien may also be placed on the property. M/S/C
- It was also decided that the Board will call a special meeting when larger issues arise to allow each homeowner to participate.

- Discussion on what is considered "landscaping" and extending driveways into gravel area. Since this is an issue that could impact the entire subdivision it was suggested that this item be addressed at a special meeting, date/time TBD.
- Discussion on items such as shrubs that need to be replaced or street lights that are out. Contact Elizabeth at HPM with these issues.
- An owner currently has a property listed on the short term rental site Air B&B. As the City of Grand Junction classifies this as a business requiring a license, the CC&R's state that "No Lot of Building may be used for commercial purposes."
  - At this time HPM will send a cease and desist letter to this homeowner
  - Issue should also be addressed at a special meeting regarding amending the CC&R's to allow short term rentals.

2019 Budget was discussed.

- Questions regarding landscape contract with Liqui Green
  - When does their contract expire?
  - What if owners have xeriscaped their yards, should they have to pay the same amount of dues as those who have grass? How does the landscape company charge for the HOA, per yard or per yard mowed?
- Discussion on current amount in checking and savings
  - The HOA has insurance that would cover in case of a lawsuit etc
  - The HOA is aging and any major repairs would drain this fund quickly
  - The Board and Committees will identify items that could be improved, such as updating or adding landscaping in common areas, signs, etc.
- Bad debt and Legal fees are both higher than budgeted for 2018. The collection agency has been able to collect on several past due accounts.
- Motion to approve the 2019 budget as written. M/S/C [Approved budget will be put on website]

Nomination and election of Board Members:

- Joyce has 1 years remaining
- Carol and Deb are both willing to continue to serve on the Board, both nominated to continue.
- Floor was opened for nominations
  - Stephanie Heald, Robert Rentie and Joe Kuta were all nominated
- Nominations were closed. All in Favor for the nominated Board members, none opposed. M/S/C
  - Board meeting dates and times will be decided at a later date.

The meeting adjourned at 7:24 pm.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management