

# Ruby Canyon Estates South HOA

Annual Meeting  
February 19, 2018

Meeting called to order at 6:00 pm

## Introduction of Board of Directors:

President:	Mike Motiff	(not present)
Secretary:	Josh Francis	(resigned 01/08/18)
Treasurer:	Mike Thompson	(not present)
Board Member:	Jeremy Skeen	
ACCO:	Burt Wollerman	(resigned 12/29/17)

Members present: Jeremy & Sarah Skeen, Cody Moore, Roger Erkman, Larry Miller, Tory Reed, Heather & Jerry White, Jeff & Kristi Knowles, Jeff Smith, Daryl & Cori Dinkel, Gary Lee and Jason Elder. 6 proxies were received: Elvin Tufly, Steve Bramble, Michael Sterling, Merritt Sixbey [2 properties] and Thad Nelson. [17 properties represented]

Introduction of Heritage Property Management team: David Caldwell & Hilary Schwartz

Motion was made to approve 2017 Annual Meeting minutes as written. M/S/C. HPM will post to website.

## Old Business

- The Board was unable to meet last year to review the CC&Rs and determine if possible updates are needed. Therefore, the new Board will meet and come up with suggested changes to the CC&Rs; forward those to HPM for review; and if necessary HPM will seek legal advice on those changes.
  - All members will be notified of potential updates to the CC&Rs and will be given an opportunity to vote, either in person or through a mail out ballot, to determine if an amendment will be written to change the CC&Rs.
  - HPM will assist with drafting all amendments and once approved they will be recorded with Mesa County's Clerk & Records Office.

## New business

- Members reported there seemed to be fewer weeds in the lake this past year and would like to continue with the same treatment program.
- Several members reported the grass by the mailboxes appears to be dead and might need to be reseeded. The Board will take this into consideration when water comes back in the spring.
- Discussion on the irrigation system ensued.
  - Jeremy Skeen informed members the Association's pump broke last year and members were without water for quite some time. He stated they believe the pump broke due to sucking up too much sediment.
    - Jeremy stated a new pump was purchased and the original pump was fixed in hopes of having a back-up pump for the coming irrigation season.

- Jeremy explained Josh Francis went down into the vault to install blocks for the pump to sit on; however, no one really knows how much sediment is currently present and there is no valve between the lake and inlet to shut the water off, so the vault can be cleaned out.
  - Members suggested looking at getting a valve installed and the new Board of Directors will take this into consideration.
- The inlet continues to need to be cleaned out on a regular basis. For the past couple of years Hobbs Excavating and Trucking from Gypsum, CO has provided this service. Several members stated they have the equipment and experience needed to clean out the inlet and offered their services to help keep the Associations expenses to a minimum.
- Jeff Smith inquired if the Association had ever had a reserve study completed.
  - The purpose of a reserve study is to evaluate anticipated costs for the replacement of or for significant repairs to major common area components, such as the lake, trails around the lake, and irrigation pumps, and plan accordingly for these future expenses.
    - Colorado law does not require a reserve study to be done, but does require the Association to have reserves for common area expenses.
  - HPM has no knowledge of a reserve study ever being completed and the new Board of Directors will determine if they want or this needs to be done.

#### Presentation of 2018 Proposed Budget

- There are four (4) homeowners who are currently delinquent on their dues. HPM is taking steps as outlined in Ruby Canyon's Collection Policy to bring these owners into compliance.
- Electricity costs were much higher from the previous year and the new Board will look into why this occurred.
- Members requested a separate line item be created for Inlet Maintenance and allocate \$6000.00 to this area in the budget.
- Motion made to approve the budget with the contingencies and corrections mentioned above. M/S/C. HPM will post to the website.

#### Nomination and election of Board members:

- Jeremy Skeen offered to continue serving on the Board for another year.
- Mike Motiff and Mike Thompson did not reach out to HPM expressing they wanted to continue.
- Self-nominations were received from: Jeffrey Smith, Heather White, Tory Reed, Roger Erkman, Gary Lee and Larry Miller.
- Members present stated seven (7) Board members seemed like too many, so Tory Reed and Roger Erkman withdrew their nominations.
- Motion was made to accept the slate of Board members as presented. M/S/C HPM will send updated contact information out to all Board members.
  - Jeremy Skeen, Jeffrey Smith, Heather White, Gary Lee and Larry Miller.

The meeting adjourned at 7:10 pm.

Minutes taken by  
 Hilary Schwartz  
 Heritage Property Management