

Horseshoe Ridge Homeowners Association

Annual Meeting Minutes

July 22, 2020

Meeting called to order at 6.39 p.m.

Determination of quorum

- Members present- Scott Godfrey, Paul Kuran, Carl & Rachel Matera, Brandon & Jerrilyn Palmer, Barbara Ryan, Rosalind Wright, Kathy Selover, Adam McCormick, Clint Janowitz, Richard & Kathleen Cimms, Ken & Heidi Germain, Mike Unrein, Mark Debogorski, Troy McAllister, Debbie Zink, Adell Heneghan, Bart & Peggy Hyita, Terry Doherty, Mark Post (wife Amanda owner) and John & Terrie Mercer
- 8 proxies were received
- Count= 28 properties represented
- Quorum was achieved.
- The Board would like to thank everyone for attending!
- Also thank you to the Matera's for allowing the use of the space!

Introduction of the Board of Directors & ACC:

President:	Brandon Palmer
Board Member:	Steve Nolan (absent)
Board Member:	Ken Germain
ACC Member:	Mike Unrein
ACC Member:	Adam McCormick

Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

2019 Minutes were approved with corrections. Motion/Second/Carried. HPM will post on the website.

Old/Unfinished business

- Fence issue at 1408 Bridle Path
 - The fence was encroaching on HOA property.
 - There was a special meeting held on this issue
 - The fence has been completely removed from HOA property.
 - It is the Board's opinion that this issue has been resolved. There are photos available and they have also been posted to the HOA's Facebook page.
 - The owner will run a section of fence on their property to protect passerby's from dogs, etc at their expense. The plans will be submitted to the ACC prior to installation
 - Board would like to thank the Unrein's for addressing this issue.
- HOA's barrier fence
 - Will the HOA replace the section of fence between the outlot and the neighboring property?
 - These properties will have cattle in these fields and it is the Board's opinion that the HOA is responsible to provide a barrier.
 - The Board will reach out to these owners to propose that the cost be split and research options to install a barrier fence in this area.
 - The objective will be that the fence look nice without spending an excessive amount of money.
 - An HOA work day was suggested to install the fence. Without the contentious issues of the past, the Board is hopeful that the HOA can move forward with other issues to improve the subdivision.
 - The HOA will contact the county for any necessary permits.
 - Comment that there is also a water users easement in this area. All owners, the farmer and the water users have access to their valves.
 - Motion to replace the fence that runs N/S along the east side of the HOA's property as a barrier/Second/Carried with none opposed.
- RV Screening

- Many owners have RV's and the majority are not screened. The CC&R's indicate that these items must be screened from view of the street and neighboring properties.
- The Board is requesting the owners input on how this should be enforced or if it should be amended to allow for RV's or loosen guidelines for accessory buildings. (Article V, Section 10 addresses screening of RV's and Article V, Section 12 addresses guidelines for accessory buildings.) The current guidelines are subjective.
- Question on how to make an amendment. The verbiage would need to be presented to the owners for a vote. An affirmative vote of 67% would be necessary.
- Comment that some clarifying language could be added that is not as restrictive.
- Suggestion that the HOA designate an area of HOA property for RV parking - one of the large outlots. The concerns would be the cost to fence and gravel this area as well as the security of the items as well as liability for any damage. Some owners are paying for off-site storage and would be willing to pay a fee to use a storage area on-site as well.
- Comment that metal buildings are much less expensive and could be required to look similar to the homes. A metal "carport" would also protect the RV and at least partially shield it from view.
- The Board would like to amend the current language to fit the current wants and needs of the community.
- Motion amend the CC&R's to loosen the material requirements for accessory buildings as well as the screening language for RV's/Second/Carried with none opposed.
- Comment that this is not fair to those who have purchased property and followed the CC&R's as currently written. The original CC&R's were written with a specific intent, however they can be changed.
- Suggestion that all enforcement be put on hold while this issue is being investigated.
- There will be a follow up meeting in the Fall.
- ATV's on County Roads
 - The CC&R's indicate that the HOA's owners may not operate recreational vehicle on county roads. (Article 5, Section 17). The 2nd Amendment made changes to this language.
 - Comment that the CC&R's do not have the authority to control on county roads.
 - This will not change the current guidelines on access to the common areas.
 - Motion to allow the Board to prepare an amendment to this section of the CC&R's to bring it into compliance with the county guidelines/Second/Carried with none opposed.
- Question from an owner about fences. The owner would like to put up a fence around a pool. This request will need to be submitted to the ACC for approval prior to commencement. Forms are available online.

Reports from Board & ACC - None

New Business

- Pond area improvements
 - Suggestion that a parking area be installed near the dam with some railroad tie steps up to the pond for better access.
 - The area also needs some general maintenance
 - There is a siphon out of the pond to water the landscaping in this area. The Board has consulted with a landscaper who has provided an option to update the system.
 - Board has also gathered a bid to add an aerator to the pond. Would be solar panel operated and would cost a few thousand dollars.
 - Comment that the pond is lined.
- Trail system
 - This item has been discussed several times over the past several years.
 - The area can be cleared of brush, weeds, etc. and will require dirt work and some drainage solutions to allow for complete access.
 - Motion to have the Board investigate options and gather bids for improvements to the trail system/Second/Carried with none opposed.
 - Comment that the HOA will need to prioritize these improvements to work within budget constraints.
 - Scott Godfrey will provide a link to the originally proposed trail system. This will be posted online.
- Tree removal
 - Owners can gather firewood from a downed cottonwood blocking a trail. Some homeowners are gathering to remove tree. Please have courtesy to the neighboring owner.

- There are some invasive trees (Tamarisk and Russian Olive) on the outlots. Discussion is the HOA should be managing these trees.
- The Tamarisk will be removed along with the downed Cottonwood.
- Comment that the coyotes often cross through the area. Owners should keep an eye on all pets.
- There have been some drones/airplanes being flown around the subdivision. This is not currently addressed in the CC&R's, however it could be a privacy issue. Clarification that a single wing is typically just flying. Some drones may be taking photos. There are FAA guidelines that drone pilots must follow and violations can be reported to the FAA (107 Rules).

Presentation of proposed 2020 Budget

- Suggestion that the legal and accounting be increased based on current invoices.
- The HOA had to make some irrigation repairs to an area that has been causing issues for the past few years. The repair should address the issue and prevent it from occurring again in the future. High Desert Landscaping will stand behind their work.
- Motion to approve the 2020 budget with the increase to legal and accounting/Second/Carried with none opposed.
- Approved budget will be posted on website.

Nomination and Election of Board Members

- Voting will be by secret ballot. Ballots were handed out upon signing in for the meeting.
- Board terms are 1 year
- Floor opened for nominations
 - Steve Nolan does not wish to be nominated.
 - Brandon Palmer nominated
 - Ken Germain nominated
 - Scott Godfrey nominated by Mark - declined nomination to allow others who are interested in service.
 - Mike Unrein nominated
- Floor closed for nominations
- Request that Scott participate on the ACC as well as the irrigation committee.
- Ballots collected. Brandon Palmer, Ken Germain and Mike Unrein were elected

The meeting adjourned at 8:32 p.m.

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management