

Renaissance in the Redlands Homeowners Association, Inc

Annual Meeting Minutes

February 24, 2020

Meeting began at 6:05 pm.

Introduction of the Board of Directors:

President:	David McIlnay
Board Member:	Steve Fitzgerald
Board Member:	Richard Swingle
Board Member:	Tom Gunter

Introduction of Heritage Property Management (HPM)Team:

David Caldwell & Elizabeth Marvin

Members present: David & Lorna McIlnay, Tom & Juanita Gunter, Steve & Sheryl Fitzgerald, Richard & Samantha Swingle, Heather Steele, Mike & Nancy Spangler, Douglass Kiesau, Douglas Scott, Keith Dickerson and Rob Ridley

- 10 Proxies were received.
- Quorum was met [16 required; 20 properties were represented in person or by proxy]

2019 Annual Meeting Minutes:

- Minutes were approved as written. Motion/Second/Carried(M/S/C). Approved minutes will be posted to the website.

Old/Unfinished Business - None

New Business:

- The HOA's policies and procedures were not in compliance with state law. They have been updated and posted to the website.
- According to Colorado State Law the Board has authority to make changes to the policies and procedures, however changes to the CC&R's require a vote of the homeowners with 67% in agreement with the changes.
- The Board has also amended the Bylaws to address a name correction. The original Bylaws were not filed with the Mesa County Clerk and Records office, however the amended Bylaws will be.
- Discussion on the HOA that is being built adjacent to Renaissance in the Redlands.
 - The project (Renaissance 360) has commenced.
 - Parcels are for sale now.
 - Questions or inquiries for purchase of parcels can be directed to Jane Quimbly at 970-712-0006.
- Discussion on adding speed bumps or "children at play" signage. HPM will contact the city to request that this area be evaluated for additional traffic controls with the increased traffic. The city has denied such requests in the past regarding this area.
- There are additional meetings in March regarding other development in the area. There will be a public meeting on March 31st at 5:30 pm at the Redlands United Methodist Church to discuss the larger Redlands 360 development project, which will include light commercial and multi-family at the S.E. corner of S Broadway and South Camp. Comment that is owners are interested they should attend the public meetings.

2020 Budget:

- The HOA has moved some funds into another CD with a better interest rate than an Alpine Bank checking account.

- HOA will need to perform a reserve study. This can be performed internally and Steve is reviewing the numbers to be discussed at the next Board Meeting.
- HOA has authority to levy late fees, place liens, etc.
- HPM has set up an option to pay online.
- Comment that not all homeowners have paid their 2020 HOA dues yet. There are 11 homeowners who have not paid to date.
- Redlands Water has increase \$5/share.
- HOA dues do not need to be increased at this time.
- Motion to approve the 2020 budget as presented. M/S/C. None opposed. HPM will post approved budget to website.

Nomination/Election of Board members:

- Bylaws authorize a 3-5 member Board of Directors.
- The Board typically facilitates the Annual Meeting as well as quarterly Board Meetings.
- Question if there is an Architectural Control Committee - At this time the Board reviews any requests. Typically only change in paint colors, fences and landscaping changes.
- Floor opened for nominations
- All current Board members are willing to remain.
- Officers will be elected at the next Board meeting
- Motion to approve current slate of directors. M/S/C. None opposed.

Open Forum:

- Question if the Renaissance 360 HOA will be part of Renaissance in the Redlands - It will not. There was some discussion on this however the developer was not interested after a review of the HOA's documents and budget.
- The new HOA will have 2 water shares, from the owner up the hill, and will only irrigate the common areas. The owners will have xeriscaping and will utilize city water.
- Comment that the developer has kept the streets clean. Have been seen sweeping every night when there is mud.
- Question about re-sealing the cracks in the street. The HOA has not been made aware of when the city will schedule this.
- Discussion on the 30 foot "no build zone" that was implemented on some owners near the canal. There does not seem to be the same restriction on the new HOA. This is something that would need to be discussed with the planning department.
- Comment that the properties in the Renaissance 360 HOA do not have a very large building envelope.

The meeting adjourned at 6:39 pm.

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management