

Cedar Park Masters & Multi Family Homeowners Associations

Annual Meeting Minutes
December 4th, 2023

Meeting began at 6:30 PM.

Introduction of Board of Directors (Masters):

President:	Mike White
Vice-President:	Lisa Hick
Secretary:	Tina Felt
Board Member:	Beth Shoemaker (Absent)
Board Member:	Yvette Noble

Introduction of Board of Directors (Multi Family):

President:	Tyler Piland
Secretary/Treasurer:	Diane MacKenzie
Board Member:	Yvette Noble

Members present: Tyler Piland, Yvette Noble, Ewa Lichorowicz, Bobbi Willy, Diane Mackenzie, Netta Smith, James Call, Lisa Levine, Keegan Bailey, Connie Pfeffer, Lisa Hick, Floyd Bashant, Tina Felt, Suzie Jo Herrera, Crystal Seever, and Mike White.

[10 units represented in person or by proxy for the Multi -Family Association, 4 units represented in person or by proxy for the Master Association.] Quorum was achieved for both associations.

Introduction of Heritage Property Management Team:

Barbara Butzen & Brieana Molinari

2021 Minutes were approved. M/S/C 0 Opposed [Approved minutes will be posted to website.]

Unfinished Business:

- Concern from homeowners that painting and other exterior maintenance has been neglected, not including landscaping and irrigation maintenance.
 - Fencing is falling over.
 - Snow removal is inadequate.
 - Parking spots are faded and difficult to read.
 - Wood is rotting due to lack of paint.
- Comment made that the lack of maintenance is a direct consequence of a lack of funds.
- The Association's first priority is replacing roofs.

New Business:

- Update on events from the past year:
 - Previously, the Association was served a lawsuit by Blue Sky due to unpaid work that was not properly invoiced on a unit that burned down.
 - The lawsuit was ultimately settled out of court through insurance.
 - The settlement was for \$155,000 which was paid in full by the Association's insurance.

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- During this time the Association's funds were frozen.
 - The Association's previous management company, stopped communication and was very difficult to get answers & records from.

- The Association made the decision to change management companies.
 - It was impossible to communicate with the entire community without a functioning management company.
 - There was also confusion about one combined HOA or two separate HOA's.

- Discussion concerning detached duplexes:
 - Detached duplexes are two homes that share the same legal lot.
 - These single family homes were built and named in this way to circumvent City of Fruita zoning and set back restrictions.
 - The single-family homes along with the detached duplexes do not receive the same benefits as the townhomes. The detached duplexes are currently included with the townhomes in the Multi Family Association.
 - Detached duplexes do not receive the same amenities as the condo units.
 - Amendments will be proposed that will remedy this situation by taking these homes out of the Multi Family Association and including them in the Masters Association.
 - A ballot will be sent out to all homeowners to vote on these amendments within the next two weeks.
 - 67% combined approval from the Masters and Multi Family Associations will be needed to pass these amendments.
 - Comment made that many Owners of detached duplexes also would like to install their own irrigation pumps.

- Reserve Fund
 - Building an adequate Reserve Fund is imperative right now due to increased insurance requirements and restrictions.

- Plans for Unused Land (Catch Basin):
 - Comments made that overflow parking would be a good use.
 - The land is currently zoned for overflow from the wash eliminating the ability to sell due to zoning.

- Discussion concerning illegal parking
 - Parking in front of mailboxes, in fire lane, and in front of fire hydrants.
 - The fire lane is faded and difficult to see. This maintenance is City responsibility.

- Dues Increase
 - Although no one wants a substantial increase there are many factors that are making an increase an absolute necessity.

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- The roofs are in bad shape and siding needs attention.
- Units are difficult to sell without a Reserve Fund due to Fannie/Freddie loan requirements.

- It has been about three years since the Dues were increased.
- Comment made that the Association was in a good financial position last year only because funds were frozen.
- Both HOAs are on track to end in a deficit for 2024 without an increase.

- Proposed increases: Multi Family \$175.00 per month, detached duplexes increase to \$275.00 per year and single family homes in the Master Association increase to \$275.00 per year.
- Comment made that many homeowners have completed maintenance on their own.
- Motion to accept Dues increases as proposed effective January 1, 2024. M/S/C 0 opposed.

- Delinquency
 - The Association still has a 46% delinquency rate though many accounts are now on payments plans or liens have been filed.
 - This amount of delinquency puts the HOA at an extreme financial disadvantage.

- Alleyway Maintenance – who is responsible?
 - This maintenance is an expense that the Association currently does not have funds to cover.
 - Many Owners have been maintaining their own sections of the alley.
 - This maintenance normally includes mowing and maintaining the area in weed free condition.
 - If the proposed amendments are passed, homeowners will be responsible for fencing and the alleyway.

Presentation of 2024 Proposed Budgets:

- One roof has been completed, the garage is to be completed at a later date.
 - The total cost was about \$22,000.

- Trash Service for Condos
 - CRS was bought out by Republic and prices have skyrocketed.
 - There are two 6 yard dumpsters that are lifted once per week.
 - Service will be changed from Republic to Humpty Dumpsters in order to decrease costs.

- Motion to accept Multi Family 2024 Proposed Budget. M/S/C 0 opposed.
- Motion to accept Masters 2024 Proposed Budget. M/S/C 0 opposed.
- Statements are sent annually for the Masters Association and monthly for the Multi Family Association.

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Nomination and Election of Board Members:

- Yvette Noble was removed from the Multi Family HOA and placed on the Board of the Master Association.
- Floor opened for nominations.
- Floyd self-nominated to serve on the Multi Family Board.
- Motion to accept Mike White, Tina Felt, Yvette Noble, and Lisa Hick for the Masters Board. M/S/C 0 opposed.
- Motion to accept Tyler Piland, Diane Mackenzie, & Floyd Bashant for the Multi Family Board. M/S/C 0 opposed.

Open Forum:

- Homeowners are concerned with the amount of outdoor cats within the neighborhood. They have become a nuisance and are now being considered a health & safety concern.

The meeting adjourned at 7:44 PM.

Minutes taken by
Brieana Molinari
Heritage Property Management