

Summit Meadows West Homeowners Association, Inc

Annual Meeting Minutes

February 23, 2016

Meeting began at 7:04 p.m.

Introduction of the Board of Directors:

Member at Large: Reid Priebe

Member at Large: David Reinicke

Members present: Emmanuel & Marilyn Rosado, Sherri Mudra, Ken Blinn, Dennis Ebertowski.
4 proxies were received from.

Introduction of Heritage Team:

David Caldwell, Becky Jett

2015 Minutes were approved as written. M/S/C

NOTE: HPM and David R to further investigate possibility of merging SMW with Summit View Meadows 2 [there is no Summit Meadows East HOA].

Old Business

- Common area--mowing & spraying
 - David R has arranged with JD Window Cleaning--licensed for mowing operations as well--to do common area maintenance. He will investigate to make sure they are licensed for the commercial spraying.
- Irrigation water -v-Clifton water
 - David R will be controlling the water valves at the common area manually. This will drastically reduce the water usage for the coming summer. He will also build a box/cage that will be put over the valves to prevent them from being turned on randomly. This will not affect Clifton water reading the meter as it is in a separate location.
 - Dennis E will continue to investigate the viability of tying into Grand Valley Irrigation for common area upkeep.
 - Developer did not install irrigation as was originally planned, so if the possibility exists of tying into it, there will be extraordinary costs involved for installing lines and a pump. Dennis will get an estimate for that.
 - Sherri M will talk to the owner of the farm to verify whether or not they have irrigation that SMW could possibly tie into.
 - City of GJ does not require that the common area be maintained as a green space--so if irrigation is not a viable option, the HOA may want to consider transitioning the space to rocks, etc.
 - Reid said that GV Irrigation shares are available. Zeck Builders is still listed as owner of 3 shares that were intended for SMW HOA.

New Business:

- Violations
 - Letters need to be sent to violators and fines assessed as necessary.

- HPM will take written input from homeowners [not just the Board] as to where and what violations are. [US mail or e-mail to info@hpmgj.com]
- HPM will ask Board to verify complaints and approve letters before they are sent to homeowners. Letters are NOT sent to renters.
- Current policy for violation enforcement is:
 - Courtesy letter/1st Notification
 - If not cured in 7 days--2nd Notification and \$50 fine
 - If still not cured in 30 days from 1st Notification, \$100 fine assessed. Additional \$100 fines can be assessed every month until the issue is brought into compliance.
 - Homeowners can refute any violation notice, but it needs to be in writing.
- Discussion about increasing the fines ensued. It was decided that the fines will remain as is and the Board will consider raising them at a later date.
- It was decided that the Board will hand deliver a current copy of the Rules & Regulations to all homes in SMW. That way everyone, renters and homeowners alike, are made aware of [or reminded of] the rules and the need to comply. Rules & Regulations and the Enforcement Policy are both posted on the website, www.hpmgj.com .
- If a homeowner wants to put in for an exception to a rule--they need to put that request in writing through HPM to the Board/ACCO.

Presentation of proposed 2016 Budget

- SMW operates on a FY of April 1 through March 30. [Bylaws Art XIV]
- Income line item is based on historical/realistic expectation of income [not on full billed amount]
- Line item for Grounds maintenance decreased--see discussion above under Common Area.
- Line item for Water decreased due to new watering plan--see discussion above under Irrigation-v-Clifton Water
- Numerous questions about the 2015 Actuals were raised. HPM unable to answer those at the meeting. Reid P to set up meeting with HPM bookkeeper to try and resolve those issues. HPM requests a detailed list of questions to enable research being done prior to such a meeting.
- Approval of proposed budget. M/S/C

Nomination and election of Board Members:

- Reid P and David R will continue to serve as Board members.
- Emmanuel Rosado Nieves volunteered to serve on the Board.
- Vote to accept the Board of Directors as stated. M/S/C
- Sherri M volunteered to serve on ACCO.

The meeting adjourned at 9:10 p.m.

Minutes taken by

Becky Jett

Heritage Property Management