

Horseshoe Ridge Estates

Annual Meeting Minutes

May 8, 2024

Meeting called to order 5:53 PM.

Introduction of the Board of Directors:

- Board Member: Steve Wright
- Board Member: Jen Pierson
- Board Member: Steve Nolan
- Board Member: Scott Godfrey
- ACC Member: Ann Ryan
- ACC Member: Brandon Palmer
- ACC Member: Sherry Bright

Introduction of Heritage Property Management Team:

- Briana Molinari, Elizabeth Scherf, & Jade Buehrer

Members Present: Steve Wright, Clint & Diana Janowitz, Steve & Patty Wiseman, Adell Heneghan, Anne & Scott Godfrey, Mike Stolle, Zach & Kristy Vigil, Frank Watts, Richard & Kathleen Cimms, Mark Debogorski, Peggy Hyita, Paul Kieran, Ann Ryan, Farrin Barbato, Allison Malnar, Megan Graves, Kathleen Selova

- [55% (19 units) needed: 23 properties represented in person or by proxy; quorum was achieved.]

Review of 2023 Annual Meeting Minutes:

- Motion to accept as written M/S/C 0 opposed.

Unfinished Business:

- None

Reports from Board & Committee:

- A new sign was installed to replace weathered sign.
- Debris & old irrigation lines have been cleaned up.
- Covenant updates to be voted on.
- Weed control and pest control have begun.
- Solar panels were approved for 1394 Horseshoe Dr. by the Architectural Control Committee.
- Sittner Project discontinued after member passed away.
- Additional building in member's property under review by the Architectural Control Committee.

New Business:

- Vote on the 5th and 6th Amendments to CC&Rs:
 - The term wind turbines should be used in place of mills as they have different functions.
 - Requests that reasonably screened be further defined.
 - Requests to further elaborate what the vehicle is being screened from.
 - Concerns about the type of landscaping that the Association could require due to potential damages to solar panels.

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- Could this be a policy or added to the rules & regulations instead of changing the CC&Rs?
 - The CC&Rs are governing documents and there should be a clear policy in place to address renewable energy and concealment of recreational vehicles.

- The Association reminded members that there was a lot of time and thought put in to writing the amendment.
 - The amendment is being created to protect members from unreasonable architectural demands from the Association and from neighbors concerning the storage of recreational vehicles.
 - The Association feels that for the most part recreational vehicles are being stored correctly according to the neighborhood's standards, however under the current wording of the CC&Rs. Article V. Sec 10, requires concealment of equipment from public view.
 - The key word is "reasonable" screening.
 - The CC&Rs should remain subjective to allow the Architectural Control Committee to make decisions based on what is best for the particular residence and the Association.
- Current CC&Rs do outline that all requests should be approved by the Architectural Control Committee.
- Ballots were counted:
 - Neither Amendment passed.
 - 5th Amendment 16 votes for yes
 - 6th Amendment 13 votes for yes
 - *Votes needed to pass were 67% Majority of homeowners.
- Discussion on how these can be addressed without an amendment:
 - All recreational parking should be approved by the Architectural Control Committee so there is a record for future Boards.
 - Re-Pitch the renewable energy plan with more information.
 - The Declaration is silent. While Colorado State law doesn't allow prohibiting renewable energy, A policy can be put in place to ensure the community remains attractive.

Presentation of the 2024 Proposed Budget:

- The Budget in the Agenda has been revised.
 - It previously showed a deficit in excess of \$4000.00.
 - It did not reflect a payment in the amount of \$2700 from the farmer.
 - There was a \$100 reduction to the line-item insurance.
 - The current budget shows a deficit of \$825.
 - The Association has both an operating and reserve budget to cover deficits.
- Motion to Approve Budget as revised M/S/C 0 opposed.

Nomination & Election of Board Members:

- No current positions to be filled on Board.
- Steve Wright, Jen Pierson, Steve Nolan, Scott Godfrey, Ann Ryan, & Brandon Palmer continue serving on Board.
- Motion to accept current slate. M/S/C 0 opposed.

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Open Forum:

- Herbicide spraying to be completed by licensed vendor.
- Cracks in public street are Mesa County's responsibility to maintain.
 - Previously the County has repaired cracks instead of filling them.
 - The Association to request they be filled with asphalt.
 - Members are encouraged to call Mesa County with complaints to speed up the repair process.
- Pot holes and cones in Association:
 - Alpine has a 2-year contract in the association and are expected to be back this year.
 - They left holes in the road with orange traffic cones over them and recent rains have washed them out.
 - The Board will contact Alpine concerning the holes.

Meeting adjourned at 7:02 PM.

Minutes taken by: Elizabeth Scherf

Heritage Property Management for the Board of Directors