

Pear Meadows Homeowners Association

Annual Meeting Minutes

August 9, 2021

Meeting began at 6:03 pm

Members present: Jo & Ed Knight, Gary & Jeanie Hoedel, Michael Langston, Chase Royce, Stacy Noblitt, Celene Borge, Cheryl Sandquist, Steve Martinez. 1 proxies were received. [9 properties were represented.] Quorum was not achieved.

Introduction of Heritage Property Management Team: David Caldwell & Barbara Butzen

2020 Meeting Minutes - Motion/Second / Carried 0 opposed.

Old/Unfinished Business

- Dying trees by the commons area. There are 6 separate common areas.
- Elm tree sprouts to be removed from center of bushes.
- New management company doing much better job than previous company. New management help get HOA insurance and registered with Colorado Secretary of State (SOS) and register Bylaws.
- 2020 Taxes are being reconstructed and filed with accountant.

New Business

- Violations and Enforcement
 - The HOA is a business and its goal is to maintain property values within the subdivision.
 - Better communication is needed between homeowners and the Board regarding the need to work on a payment plan if a homeowner can't pay annual dues in January.
 - Only half of the homeowners paid dues on time.
 - Some yards are in bad shape, one yard has a drill bit for decoration.
 - Too many vehicles in driveways and yards, trailers and RV's go behind the fence.
 - Roads are very narrow, work trucks and trailers area a problem for HOA. Difficult to see around for other traffic.
 - Too many driving way too fast through HOA. Concerns voiced for the safety of children playing outside.
 - HOA cannot enforce trees in front yard due to drought conditions. CC&R's were written before State changed laws.
 - Several voiced displeasure with the quality of work provided by current landscaping company.
 - Dog waste is not being cleaned up. People not assuming responsibility for their pets.
 - Suggestions made to review common area 1 & 6 for possible overflow parking to help alleviate overcrowding on streets.
- Irrigation Water
 - Why have irrigation? Common area is full of dog waste and commons is not being maintained.
 - Plants should be indigenous to the desert, those that are not could be removed and replaced.
 - Storm drain area has to be maintained.

- Need to set up a saving account (\$10,000) for the reserve fund, needed for the draining and irrigation system.

2022 Budget:

- 2023 Dues will increase \$25 - \$50.00 bringing the Annual Dues to \$150 - \$175.00
- Motion to approve the 2022 proposed budget.
- Motion/Second/Carried with one (1) opposed. HPM will post approved budget on website.

Nomination and election of Board Members

- Floor was opened for nominations.
- Current Board members will to continue for another two years.
- Chase Royce nominated to board.
- Steven Martinez nominated to board.
- On 8/10/2021 Steven Martinez relinquished his position on the Board.
- Floor closed for nominations.
- Motion to accept Chase and Steven as Board Member/Second/Carried all in favor/ none opposed.

Meeting adjourned at 7:10 pm.

Minutes taken by
Barbara Butzen
Heritage Property Management