

**HIGH POINTE ESTATES HOMEOWNERS ASSOCIATION INC**  
**2021 ANNUAL MEETING**  
**Thursday, February 17, 2022**  
Redlands Community Center  
2463 Broadway, Grand Junction, CO 81507

Meeting called to order at 6:06 PM Eileen presided over the meeting.  
Announcement made that the meeting was being recorded.

Introduction of the Board of Directors:

- President: Eileen Blanchard
- Secretary: Kay McLaughlin
- Treasurer/ACCO: Allen Coombs
- Board Member: Larry Luebke
- Board Member/ ACCO: Michael Kuzminski

Introduction of Heritage Property Management Team:

- David Caldwell (Absent)
- Barbara Butzen

Members present:

- Lee Ann Colloty, Larry & Judy Luebke, Todd & Kathleen Zoller, Sara Trappett & Matthew Eastland, Corky & Marilyn Hunt, Rod & Nina Christ, Pam & Allen Coombs, Jesse Dryer, Eileen Blanchard, Carl Lashua, Michael & Angie Kuzminski.
- 6 proxies were received
- Quorum was achieved. [16 units represented]

2021 Minutes were approved as written. M/S/C 0 opposed. Approved minutes will be posted to the website.

Reports. Past Year:

- Management Report. Eileen Blanchard presented an overview of Association covering the following topics in some detail:
- Common Area Improvements including tree trimming, deep watering and dead tree removal.
- Pond debris causing pump problems. A new filter this year should help prevent

Problems.

- Pond dredge was completed - liner repairs were completed. Some of the irrigation heads were raised.
- Maintenance on playground equipment, removed damaged slide.
- Removed Russian olive tree.

- The picnic tables were rebuilt and stained. The storage box was repaired, pumphouse painted, sign painted.
- Lighting for entrance may be powered by solar if cost effective.
- Photo cell was installed and wiring repaired to run current lights.
- Fence repair on 340 & High Pointe Drive, fence will need to be stained.
- The fence will last another 5 years before needing replaced.
- Wetlands area:
  - Tree pruning in this area, Russian olive trees invasive and problematic
  - Russian olives cannot be removed or killed with poison due to wetlands.
  - City informs HOA of responsibility to keep wetlands clean and maintained.
  - Comment made about getting CSU to help clean up.
  - Comment that maps may be available.
- Landscape & irrigation contract was awarded to two vendors based on areas of expertise:
  - Thompson - pond maintenance and common area mowing services
  - WD Yards – trees maintenance & common area weed and fertilization
- Common area landscape project in process, waiting for snow to melt on north side of pond.
- 5 trees and 33 bushes will be planted, replenish rock, fabric and edging.
- The self cleaning filter for the irrigation is on order which will help keep systems clean
- More sprinkler heads are being replaced
- Repair Clemmons filter by pumphouse.
- \$30, 000 - \$33,000 in projects will have been completed by early spring.
- Comment that the reserve fund is quite modest with the biggest expense being the irrigation.
- Dues increase for 2022:
  - The dues increase of \$500.00 to bring the annual dues to \$2300.00
  - Comment made that the dues were too high, HOA needs to find an amount that is stable for the next few years.
  - Prior to the Board change in 2021, meetings were held, but were not consistently scheduled every 12 months. HOA assessments varied from year to year.
  - Most residents don't want another special assessment.
  - Things to consider for dues increase are:
    - Irrigation pump, pond liner (22 years old, maybe 15 years of useful life left), and the HOA went for 20 years without many improvements and maintenance.
    - Dues will be evaluated each year and adjusted accordingly.
    - Comment made to have the real estate signs removed at the entrance, however, it states in the CCR's that Darren Caldwell has reserved the right to keep the signs in place. They do not meet the size requirements, however.

- To amend the CCR's takes 2/3 votes from residents.
  
- Unfinished Business. The following topics were briefly discussed: Current Membership list is complete.  
The CCR's need to be reviewed and brought current as well as amendments  
The residents of the HOA are not interested in VRBO or AirBnB's in the HOA.
  
- New Business.
  - New website for residents only. Easy to use. Will have member names and contact information.
  - Blast emails and mass texts will be used for issues that arise
  - Irrigation issues, call Heritage as first point of contact.
  
- 2022 Proposed Budget:
- Approve 2022 budget as proposed. M/S/C 0 opposed. HPM will post approved budget to website.
  - Christmas light budget for 2021 was \$2100.00. Community could do away with that expense and do a community lighting project with Christmas lights.
  - Exploring Solar options for the front entrance light.
  - Formalize agreement with Heckel for using electric for front entrance.
  - Heckel has a credit of \$50.00 per month for electrical use.
  - The lights are old and will need replaced.

Statements sent out next week, due by March 31st.

Nomination of Board Members:

- Floor open for nominations.
- Jesse Dryer nominated for a 3 year term
- Corky Hunt nominated for a 1 year term.
- Both parties accepted the nomination.

Meeting adjourned at 7:19 PM

Minutes taken by:

Barbara Butzen

Heritage Property Management