

Spanish Trail Homeowners Association, Inc
Board of Directors meeting Minutes
August 25, 2016

Meeting began at 5:00 pm.

Attendees: Board members Joyce Schweissing, Carol Nichols and Deb Jensen; HPM representative Becky Jett

Newsletter

- Will be prepared and sent out 3x per year [instead of quarterly].
- HPM will compose and mail after BOD approval.
- BOD and homeowners can suggest topics to be included.
 - Suggest review of what LiquiGreen does and what homeowners are responsible for in regards to landscaping.
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Insurance

- Both D&O insurance [Traveler's] and Liability Insurance [American Family] are in place and are current.
- HPM to looking into bringing both policies to same provider and getting quotes. Renewal needs to be done before Nov 1.

Water/irrigation issue at 2427 Roan Ridge

- Water for G-Rd landscaping water is tied into this home's supply [Ute Water]. The CC&Rs address this and who has to pay the bill. HPM to get legal opinion as to:
 - If the G-Rd landscaping is disconnected from this home, does that release the HOA from paying the water bill?
 - Does the HOA have an automatic easement through individual properties for purposes of installing or modifying the common areas irrigation system?
 - What would be necessary to modify in the CC&Rs to address these questions?
- Investigate possibility of installing individual flow meters for the G-Rd landscaping and the home at 2427 Roan Ridge. Legal opinion of how to prorate/split the water bill for that. Currently, Ute Water has this in the HOA's name and sends the bill to HPM.
- HPM to solicit bids to tied G-Rd landscaping irrigation into Grand Valley irrigation and the existing pump.

The meeting adjourned at 5:35 pm.

Minutes taken by

Becky Jett

Heritage Property Management