

# Renaissance Homeowners Association, Inc

Annual Meeting Minutes

February 27, 2019

Meeting began at 6:04 pm.

## Introduction of the Board of Directors:

President:	David McIlnay
Board Member:	Steve Fitzgerald
Board Member:	Richard Swingle
Board Member:	Renae Comer Farlino
Board Member:	Tom Gunter

## Introduction of Heritage Property Management (HPM)Team:

David Caldwell & Elizabeth Marvin

The Board President opened the meeting by thanking all members for coming to the Annual Meeting.

Members present: David & Lorna McIlnay, Larry & Linda Fowler, Reggie & Renae (Comer) Farlino, Tom & Juanita Gunter, Shane O Tully, Steve & Sheryl Fitzgerald, Douglas Scott & Melissa Connor, John Cullinane, Richard Swingle, Robert Bristol, Gene & Linda Spinner, and Michelle Duncan

- 13 Proxies were received.
- Quorum was met [16 required; 25 properties were represented in person or by proxy]

## 2018 Annual Meeting Minutes

- Minutes were approved as written. Motion/Second/Carried(M/S/C). Approved minutes will be posted to the website.

## Old/Unfinished Business

- Drainage on Mediterranean, issues were not addressed in 2018, however they will be in 2019. Needs to have some trees removed and clean out the retention pond.

## 2019 Budget

- The HOA is responsible for snow removal, the Board has secured a contract for snow removal.
- Question about meeting expenses. Why is the Annual Meeting no longer held at Wingate Elementary? The Redlands Community Center was suggested as an option and seems to be a good fit. In 2018 the HOA held a neighborhood night out which was included in the meeting expenses line item
- Comment that not all homeowners have paid their 2019 HOA dues yet. There are 26 homeowners who have not paid to date.
- Motion to approve the 2019 budget as presented. M/S/C. None opposed. HPM will post approved budget to website.

## Nomination/Election of Board members

- Renae would like to step down.
- Floor opened for nominations
- Larry Fowler self nominated
- All other Board members will remain
- Officers will be elected at the next Board meeting
- Motion to approve current slate of directors. M/S/C. None opposed.
- Comment that with a management company the Board does not have as many responsibilities.

## New Business

- Larry and Linda Fowler presented information about block parties.
  - Provided a handout which included descriptions of events that took place in June of 2018.
  - Suggestion that if this type of situation occurs that the homeowners should call law enforcement. The police department will respond and assess the situation to handle it accordingly. (non emergency number 970-242-6707)
  - A group of concerned homeowners attended a city council meeting to make them aware of the situation.
  - This is a city permitted event
  - Question about the rules included with the city permit - there are several rules which include that alcohol can only be consumed on private property and that the party is to be from 6pm to 10pm.
  - They have had a live amplified band in the past. They are regulated to not play loud music past 8pm.
  - Suggestion that a shuttle service could be employed to alleviate the parking issues.
  - Question about what the homeowners would like the HOA to do about this situation.
  - It was suggested that the HOA can write letters to code enforcement (the police department) and city council to make them aware that several complaints have been received. Three neighbors have reportedly complained, but are afraid to contact the police for fear of retaliation.
  - Motion that the HOA request HPM to write a letter to the police department and city council to have the city permit reevaluated due to several complaints. 7 votes in favor of sending the letter. 18 votes opposed. Motion fails.
- Discussion about short- term rentals.
  - A letter was sent to a homeowner regarding their short -term rental
  - Upon further research it has been discovered that HOA's in Colorado may not prohibit short - term rentals as a commercial use of the property. The CC&R's must specifically prohibit any rental of the property for less than a specified amount of time, such as "30 days". The Covenants, Conditions & Restrictions (CC&R's) of Renaissance do not currently prohibit this type of rental. The City of Grand Junction does have requirements in place for permits.
  - Any motion to amend the CC&R's to address short - term rentals will require an affirmative vote of 67% of the membership.
  - Motion that the CC&R's be changed to reflect no lease of less than 30 days. (Section 10.16 to say "leases or rentals"). No second to motion. Motion fails.
  - Suggestion that guidelines can be put into place. One homeowner states that this type of guidelines are not enforceable.
  - Suggestion that if homeowners start to see a problem that it be reported to the Board. This issue can be reevaluated if necessary at future meetings.

The meeting adjourned at 7:19 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management