

# Renaissance in the Redlands Homeowners Association, Inc

## Annual Meeting Minutes

February 22, 2021

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:	Tom Gunter
Board Member:	Lonney Head

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

David Caldwell & Elizabeth Blevins

Members present: Tom Gunter, David & Lorna McIlnay, Richard & Samantha Swingle, Lonney Head, Kelly Collini & James Covell, Eric Skoos, Jason Liable, Steve Fitzgerald, Doug Kiesau, Melissa Conner & Doug Scott, Steve & Candy Knight, Jack Rogan, Teresa Keating, Glen Kiser, Charles & Trisha Giallanza, John Cullinane, and Mary Novak. Bill & Monica Solawetz and Tim Heckel also attended via Zoom.

- 11 Proxies were received (Tony Montalbano, Celeste & David Detwiler, Jeanine Sobel, Karen Townes, Michael Spangler, Sarah Bonnell, Christine Wolcott, Marilyn Thompson, Donna Schultz, Greg Parsons and Randal Farabee).
- Quorum was met [16 required; 30 properties were represented in person or by proxy]

### 2020 Annual Meeting Minutes:

- One of the owners requested that the names of the proxies be listed out - the Board approved this change.
- Question about the conversation with Renaissance 360 possibly joining the Renaissance in the Redlands HOA. Information was provided and they declined. This would have been required to be approved by the owners. Further conversation can be held in new business if necessary.
- Minutes were approved as written. Motion/Second/Carried (M/S/C). Approved minutes will be posted to the website.

Old/Unfinished Business: None

### New Business:

- Question about the authority of the Board to make decisions without a vote of the owners. Most issues do not require a vote of the ownership, however to amend the CC&R's requires approval of 67% of the owners and sale of any HOA property would also require approval of the owners.
- Question about how things like the monuments would be replaced if they were damaged or destroyed. The Board would evaluate options at that time.
- Renaissance 360 HOA questions:
  - Public meetings were held to discuss the development of this HOA - passed by the city.
  - Will be single story homes on the west side of the HOA.
  - The original developer of Renaissance in the Redlands HOA did not get a permit to put in irrigation lines. When the new HOA was putting in the road they damaged the HOA's irrigation line under the street. They replaced the pipeline to the current city standards at their expense. It would have cost Renaissance in the Redlands \$7,500 to replace this line that was installed incorrectly.

- The new HOA was having an issue getting a headgate for their irrigation. They requested that Renaissance in the Redlands HOA deliver water to their storage point for them to irrigate the common area only. In exchange they signed over 2 shares of water to the HOA. This was detailed in an agreement drawn up by their attorneys.
- The Board had some questions about what the Board's authority was and felt that the HOA should have an attorney review the agreement to ensure that it was in the HOA's best interest.
- The agreement was reviewed and executed. It is posted online.
- There is an escape clause in the agreement if it ever becomes necessary, this was advised by the attorney.
- This was completed in part to be a good neighbor, also with the consideration that there may be other issues in the future such as the wetlands at the end of Mediterranean.
- Homeowners thanked the Board for going through this process to make sure that the HOA is protected.
- The HOA now owns 14 water shares.
- Question about Redlands 360 CC&R's - quote from their CC&R's with a question if the HOA plans to continue to provide water to all of these HOA's - the answer is no.
- Question if there is a plan for monitoring the use of water - there is no monitoring plan.
- Question about why the HOA was not reimbursed for all of the legal fees. Renaissance 360 advised that they would be willing to pay for "reasonable legal fees" and they felt that the HOA's attorney was beyond a reasonable fee. Comment that one owner does not feel that the HOA should be paying for any part of this contract with a multi-million dollar developer.
- Question if the HOA would anticipate hiring an attorney for all future contracts. It would be possible to have an attorney review contracts in the future, however the HOA does not plan to "write off" any attorney fees if agreed to pay. The HOA has access to an attorney if needed but does not have a retainer.
- Discussion if the HOA could go after the previous developer in the event of any future issues - likely no recourse.
- Comment that all agreements should be in writing vs friendly understandings. At this point it is impossible to anticipate what future issues may arise.

#### 2021 Budget:

- HOA dues increased to \$300. Part of this increase will go to the HOA's reserve as indicated by the reserve study and part will cover HPM's increased management fees.
  - HPM is increasing all HOA's managed to their current monthly minimum.
  - Question if the Board has gathered 3 competitive bids to determine how to move forward?
  - One of the Board members has gotten bids for other HOA's however not Renaissance specifically.
  - Motion to get 3 competitive bids for management/Second
    - The Board and owners are satisfied with the current services
    - The Board are all volunteers and have spent quite a bit of time on other projects.
    - Opinion that it does not hurt to shop and a 37% increase in management fees is significant.
    - Comment that HPM's value is high and it would take a large amount of time to process.
    - The Board has gathered bids in the past and decided to remain with HPM.
    - Question if the Board would also get bids for other services. Board does not feel that this is necessary at this time.
    - Motion withdrawn.
- Question about reserve study
  - Colorado Law indicates that HOA should have a reserve study to account for reserve funds.
  - The only components included were the monuments and fence.
  - The Board feels that the pump could be addressed with the regular annual budget.
  - The reserve study indicates that the HOA is 76% funded at this time.

- \$349 was spent to have the study put together.
- Motion to approve the 2021 budget as presented/Second/Carried with none opposed (1 abstained). HPM will post approved budget to website.

Nomination/Election of Board members:

- Lonney Head was appointed by the Board to fill a vacant position for the remainder of 2020.
- Floor opened for nominations.
- Lonney Head nominated.
- David McIlnay, Steve Fitzgerald, Richard Swingle and Tom Gunter all have a 2nd year remaining on their current term.
- Motion to approve current slate of directors. M/S/C. None opposed.
- The Board will meet after the Annual Meeting to elect officers.

Open Forum:

- Comment that Bret Pruitt (developer of the HOA) was helpful with the HOA's reserve fund. He provided information about the lions, which were originally purchased at an estate sale. It would be virtually impossible to replace them if one was damaged.

The meeting adjourned at 7:17 pm.

Minutes taken by  
Elizabeth Blevins  
Heritage Property Management