

May 18, 2020

Renaissance Homeowners Association (HOA) Board of Directors Meeting (BOD) was held at the Redlands Community Center on May 18, 2020 at 3:03 PM. Three BOD members were present; David McInay, Steve Fitzgerald and Richard Swingle. Tom Gunter was absent. The agenda has been attached.

Agenda 1 - 2020 Budget vs. Actual – We are on budget with no issues at this time.

Agenda 2 – Alpine CD #1 – BOD approved rolling the CD into a new 12-month agreement with Alpine. This will happen automatically on May 31, 2020.

Agenda 3 – Property owners who have not paid 2020 HOA dues - Motion made and seconded to start lien process on four homeowners.

Agenda 4 – Deed restriction enforcement - Heritage Property Management (HPM), Elizabeth Marvin will send a letter to the five properties that are in violation.

Agenda 5 – Reserve Study – Steve is still working on developing the reserve study and should have more details at the next BOD meeting on August 17, 2020 @ 3:00 PM, Redlands Community Center. Discussed who owns the irrigation shut-off valve that enters each property and we agreed that each individual homeowner is responsible for the replacement. Steve and David agreed to replace the missing white fence post caps along South Camp Rd.

Agenda 6 – Renaissance 360 update – Renaissance 360 has requested that the Renaissance in the Redlands send an email to all property owners requesting no trespassing on their property. They are experiencing damages to their survey stakes being removed, playing on equipment, etc. HPM will send an email to the homeowners that have given email addresses to the HOA (approximately 40).

Agenda 7 – Renaissance 360 proposed irrigation contract – Dave will edit the contracts and the BOD will review when the draft is finalized. After the BOD review it will still require an outside attorney's opinion before potential agreement is approved to ensure that the Renaissance in the Redlands HOA is protected.

Dave will also secure the permit from the City of Grand Junction verifying the irrigation line that runs down the east side of Athens Way that was damaged this winter by the Renaissance 360 project is compliant with all City codes.

Agenda 8 – Other business – None.

Meeting was adjourned at 3:57 PM.

Respectfully submitted by Richard Swingle