

Renaissance HOA Board Meeting

August 8, 2018

The meeting was called to order by David McIlnay at 10:03 a.m. at Monument Village Coffee Shop.

In attendance were Board Members: David McIlnay, Steve Fitzgerald, Richard Swingle, and Renae Comer Fairlaine. Owners: Tom Gunter. Heritage Property Management: Elizabeth Marvin.

2018 Budget Review:

- General Ledger change needed for 2019 budget- "Grounds Maintenance/Weed Control" will be added
- 1 owner with outstanding HOA Dues
- No increase for 2019 HOA Dues

2019 Budget Planning:

- Planning will begin in October
- Will need completed information of 2018 expenditures in order to move forward with an accurate accounting plan for 2019
- Goal to have proposed budget out for homeowner approval by January 1, 2019.

Additional Board Member:

- Tom Gunter has volunteered to serve on the Board.

ACC Process:

- The Architectural Committee currently consists of: Linda Spinner and LoriAnn Erb. All ACC requests will be sent to these committee members as well as the Board of Directors.
- City and/or County permits will also be requested if necessary. The City/County may not enforce without notice from adjacent neighbor or the HOA.
- Discussion on how to handle situations where approval is not gained prior to an architectural change: letters can be sent to the owner to make them aware that they have violated the ACC policy. Request city/county permits. Violation fines. File letter of violation with the Clerk and Records office to be attached to the property.
- RV Requests should be submitted to the Board.
- It was suggested to have a list or welcome letter/packet to present to new homeowners pointing out the specific items in the CC&R's that are most relevant to new homeowners that may get overlooked.
- The Board will continue to attempt to enforce the ACC policy as well as the CC&R's as a whole- responsible to reasonably try to enforce the policies.

August 7th National Night Out- Results:

- About 30 people came out
- \$43.00 in total expenses for the event
- Police Department came by and handed out items
- Fire Chief came by
- A great way for neighbors to meet and get to know each other.

Drainage Status:

- This topic was brought up at the Board Meeting in February.
- There are several retention ponds within the subdivision. The surface water flows through these areas as well as the main drainage areas throughout.
- The HOA provides weed control in some of the areas within the subdivision
- Does the HOA have a responsibility to maintain the drainage areas within the HOA.
- Proposed that the HOA landscaper remove trees that affect these drainage areas
- Let owners know that if they discard items in these drainage areas they will be responsible to pay for the landscapers time to remove them.
- It has been suggested that the trees as well as their root systems be removed from the retention areas as this could cause problems in the future if the trees were to fall onto neighboring properties.
- It was decided that proposal for a solution will be ready within 60 days from the date of this meeting.

Other Items:

- Entrance area- Renae proposed that the trees at the entrance in the common area need to be trimmed back. David reports that the trees were trimmed back in several areas of the HOA in 2017. Will have the landscaper evaluate any areas that may need attention.
- A neighboring property to Renae has a leak in the retaining wall. An engineer has evaluated the wall and will pass the information along to the neighboring property owner.
- Property in foreclosure on Mediterranean- HPM will attempt to contact the attorney again to let them know that the property needs to be cleaned up
- Also attempt to contact code enforcement, although there is not much that they will be able to do
- Air B&B on Mediterranean Way. Owner will be contacted to inform them that this is prohibited by the CC&R's as no commercial use is permitted. Include City of Grand Junction information regarding commercial use and lodging tax requirements.

Email Distribution List:

- HPM will prepare and mail out a letter to send to each homeowner with the proposed budget to gather email address for an email distribution list. Email addresses will remain confidential and only for HPM use if requested.
- Information will also continue to be updated on Renaissance HOA website as available.

Next Board Meeting TBD- Early October to discuss proposed budget.

Meeting Adjourned at 11:12 a.m.

Meeting Minutes Taken by
Elizabeth Marvin
Heritage Property Management

**See attachments

Renaissance HOA Approved Budget

	2017 Actual	2018 Budget	2018 1st Half Actuals <i>(Current)</i>	Status
Income				
HOA Dues	18,750.00	19,250.00	19,250.00	-1
Transfer Fees	50.00	0.00		
Violation Fine	100.00	0.00		
Net Dues Income	18,900.00	19,250.00	19,250.00	
Other Income				
Interest on Bank Accounts	8.45	0.00	4.23	√
Late Fee	65.41	0.00	67.04	√
Total Income	18,900.00	19,250.00	19,321.27	
Direct Expenses				
Bad Debt	0.00	0.00	132.56	
Landscape Maint - On Contract	3,300.00	3,300.00	1,650.00	√
Landscape Maint - Off Contract	2,710.00	2,710.00	1,630.00	GL change
Grounds Maint / Weed Control	1,703.11	1,700.00	1,148.09	GL change
Total Grounds Maint	7,713.11	7,710.00	4,560.65	√
Irrigation Water/Shares	2,160.00	2,160.00	2,220.00	√
Irrigation System Expense	0.00	400.00	60.00	√
Insurance	436.00	440.00	436.00	√
Management	4,225.00	4,290.00	2,112.50	√
Electricity	191.52	200.00	107.34	√
Postage / Mailing	329.80	330.00	220.80	√
Legal & Accounting	120.00	120.00	20.00	√
Taxes & Licenses	45.00	45.00	0.00	√
Meeting Expenses	70.00	70.00	70.00	√
Special Improvements	0.00	0.00	0.00	√
Miscellaneous Expense	0.00	50.00	0.00	√
Total Direct Expenses	15,290.43	15,815.00	9,807.29	√
General and Administrative				
Total Expenses		15,815.00		
Net Income		3,435.00		
Cash Flow		3,435.00		
Cash in Checking Account 12/31/17		\$ 8,750.57		
Cash in CD Savings 12/31/17		\$ 3,387.65		
Total		\$ 12,138.22		

Income Statement (Cash)
Renaissance Homeowners Association - (renaissa)
June 2018

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	Month to Date	%	Year to Date	%
INCOME				
HOA DUES INCOME				
HOA Dues	0.00	0	19,250.00	0
NET DUES INCOME	0.00	0	19,250.00	0
OTHER INCOME				
Interest on Bank Accounts	0.72	0	4.23	0
Late Fee	0.00	0	67.04	0
TOTAL INCOME	0.72	0	19,321.27	0
EXPENSES				
DIRECT EXPENSES				
Bad Debt	0.00	0	132.56	0
Landscape Maint-On Contract	275.00	0	1,650.00	0
Landscape Maint-Off Contract	1,894.07	0	2,777.09	0
Irrigation System Expense	0.00	0	60.00	0
Irrigation Water/Shares	0.00	0	2,220.00	0
Management	357.50	0	2,112.50	0
Insurance	0.00	0	436.00	0
Electricity	21.07	0	107.34	0
Postage / Mailing	7.00	0	220.80	0
Legal & Accounting	0.00	0	20.00	0
Meeting Expenses	0.00	0	70.00	0
TOTAL DIRECT EXPENSES	2,554.64	0	9,806.29	0
GENERAL & ADMINISTRATIVE				
TOTAL EXPENSES	2,554.64	0	9,806.29	0
NET INCOME	-2,553.92	0	9,514.98	0

From: David Mcilnay <dmlcilnay@bresnan.net>
To: Richard Swingle <raswingle@aol.com>
Cc: Renae Comer <rcomer1973@gmail.com>
Subject: Fw: Renaissance HOA Drainage
Date: Wed, Mar 21, 2018 5:10 pm

See attached, I cant tell if he sent to you guys

From: studebakersteve@bresnan.net
Sent: Wednesday, March 21, 2018 9:42 AM
To: 'David Mcilnay'
Subject: Re: Renaissance HOA Drainage

Dave,

I concur. My son and I have kept up on drainage requirements and my son has dealt extensively with a very knowledgeable, helpful and friendly gentleman from the Army Corps. of engineers on a subdivision he is doing a few miles from here. I will be gone all next week but be glad to fit in time while I am busy doing a re-hab and re-model on North Ave. during the first three weeks of April.

Steve

From: "David Mcilnay"
To: "Richard Swingle"
Cc:
Sent: 21-Mar-2018 14:14:42 +0000
Subject: Re: Renaissance HOA Drainage

Before we proceed with hiring an engineer, I would prefer to walk the space ourselves and discuss if we really need to do something. I would want all of the board members involved. I know Steve has some construction experience.

From: Richard Swingle
Sent: Tuesday, March 20, 2018 7:30 PM
To: dmlcilnay@bresnan.net ; Rcomer1973@gmail.com ; studebakersteve@bresnan.net
Cc: raswingle@aol.com ; hiliary@hpmgj.com
Subject: Renaissance HOA Drainage

Good evening,

Spoke with Rick Dorris, City of Grand Junction Development Engineer (256-4034) about responsibilities for homeowners associations concerning their drainage easements.

Question - does something currently need to be done concerning our drainage?

1. The City of Grand Junction is only responsible for drainage on public roadways (would be responsible for clean-up under bridge). Contact Chris Spears (244-1584).
2. At some point almost all detention and retention areas will have to have silt removed.
3. Best to keep trees at a minimum since these will add to the cost of silt removal.
4. His job no longer allows him to tour the existing drainage or provide an opinion on any actions.
5. Mentioned four engineering companies that could provide this advice. Typically they bill \$115 to \$150 per hour

and thought for them to walk the ditches and provide a one page summary would run \$400 to \$600 for 3 to 4 hours of work. Firms mentioned:

- a. Austin Civil Group - 242-7540
- b. River City Consultants - 241-4722
- c. Rolland Consulting Engineers - 243-8300
- d. Vortex Engineering & Architecture Inc. - 245-9051

I am not familiar with any of these firms.

Would suggest we get an opinion from one of these firms.

Let me know if you have any questions.

Richard Swingle
243-2546