

Chatfield II Homeowners Association

Annual Meeting Minutes

February 18, 2020

Meeting began at 6:01 PM

Introduction of Board of Directors:

Board Member: David Hernandez

Board Member: Rae Lyn Ehlers

Board Member: Susan Towles

Board Member: Harlan Bullinger

Members present: John Pearson, Sherry Bley, Dan Chittenden, Rae Lyn Ehlers, Susan Towles, Dave & Lori Hernandez, Ralph & Marianne Douglas, Don & Teresa Hamilton, Troy Pate, Ralph & Rebecca Davies and Harlan Bullinger.

- 3 proxies received; 14 properties were represented in person or by proxy

Introduction of Heritage Property Management Team:

David Caldwell & Elizabeth Marvin

2019 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Old/Unfinished Business:

- Question about the road maintenance in the HOA. HPM has attempted on several occasions to contact the county both by phone and email with no response. It was noted later in the meeting by an owner that he had spoken with some folks from the county a few weeks ago who were in the area to take a look at the report of the roads and sidewalks needing maintenance.
- Comment that Paul Espinoza was voted onto the Board at the last meeting, but has subsequently sold his property and is no longer on the Board.

New Business:

- Discussion on the Multi-Purpose Easement along E Road:
 - HPM along with Harlan met with Shawn Burd from Mesa County Department of Public Works.
 - They plan to widen E Road and add curb and gutter from 32 Road to 31 Road.
 - The easement will be over HOA property. The county will compensate the HOA approximately \$12,500 for the use of the land and removal of the landscaping.
 - Scheduled to start in April and take approximately 150 days.
 - Chatfield II residents will need to use the entrance/exit on D ½ Road, will still be able to exit on E Road in the case of emergency.
 - A similar project was just completed on Orchard near 29 Road.
 - There is a splitter box that will likely be impacted and need to be relocated.
 - Comment that there is currently a bus stop at E Road and Casey Way.
 - Question about additional traffic lights or speed bumps to help slow down traffic in this area. The county will need to evaluate this area for these items.
 - Comment that the only discussion on the table for the HOA at this point is if the compensation presented is adequate as the planning process has already been completed by the county and community meetings held.
 - The county will compete this project with or without the HOA's cooperation, however they would prefer to work with the HOA vs taking the matter to court.
 - Comment that as a property owner it is beneficial to have this project done as quickly as possible.

- Question from an owner for the Board regarding violation enforcement.
 - Comment that service on the Board is a thankless job.
 - A complaint was reported several months ago about a parking concern to do with a work vehicle.
 - Comment that if the HOA does not enforce the CC&R's they could lose their ability to do so.
 - What is the current approach of the Board regarding enforcement?
 - Regarding work vehicles Dave walked the neighborhood after the original report and noted that there were 12 work vehicles parked in front of properties. The Board must consider the impact on owner/tenants.
 - The HOA does not own the streets. Violations regarding parking in the street are to be reported to the county.
 - Comment that the HOA can amend the governing documents if there are guidelines that no longer apply, however the Board will need the support of the owners (67% affirmative vote).
 - Comment that the specific vehicle in question seems safer in the driveway vs in the street as the streets are quite narrow.
 - Each owner should be aware of the HOA's rules as they should have received the documents during the closing process. HPM also sends out a welcome packet with information to all new owners.
 - Question on how often the Board checks the subdivision for violations - an audit is performed several times each year. Sherry Bley volunteered to serve as the enforcement committee.
 - Board will review the HOA documents to make sure that they are still appropriate and consult with an attorney if any changes are needed.
- Discussion on landscape guidelines.
 - Some HOA's require specific landscaping in yards, however Colorado state law no longer allows HOA's to requires specific landscaping and must allow xeroscaping or drought resistant landscaping in all yards.
 - There are 2 trees on Chatfield Drive near D ½ Road that obstruct the view and should be removed. Comment that they are on HOA property and that the Board can make this decision.
- Question about the sale of the property next to the HOA. It has sold. In the past the soil was tested for development but there was no further progress.
- Comment that the HOA had money stolen by a previous management company and had some issues with transferring management to a new company. Since HPM has taken over they have been able to work with owners to bring accounts current.

2020 Budget:

- Approve 2019 budget as proposed. M/S/C. None opposed. HPM will post approved budget on website.

Nomination of Board Members:

- All current Board members will remain for another year
- Floor open for nominations. Ralph Douglas was nominated and accepted nomination.
- Vote to approve the current slate of directors which includes the current members as well as Ralph.
- All in favor, none opposed

Meeting adjourned at 7:10 PM

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management