

Minutes of the January 10, 2022, Indian Wash Townhome Association Board of Managers Meeting

Call to Order – 4:00

Board of Manages Present

President, Enola Miller

Vice-President, Harry Oliver

Secretary/Treasurer, Leonard Silence

Financial Reports – Leonard Silence presented the year end 2021 finical reports.

Action Items:

1. Contract with Heritage Property & HOA Management, 2650 North Ave. Suite 116, Grand Junction, CO 81501, Suite 116, 970-243-3186. The Board approved a contract with Heritage Property & HOA Management for 2022 from February 1, 2022, through December 31, 2022. The contract will cost \$250 per month for a total of \$2,750.
2. Contract with Thompson’s Enterprises LLC, 2695 UnawEEP Ave. Grand Junction, CO 81503, 970-812-5296. The Board approved a contract with Thompson’s Enterprises LLC for landscape maintenance for 2022. The contract will cost \$708.50 per month for a total of \$8,502.
3. Changing Banking Account to Include Heritage Property & HOA Management. At this time the Board did not approve any changes to our current bank account and will continue to be the only signers on the account.
4. Fee Increase. To cover the increased cost of management services the Board approved a \$15.00 per month increase in member fees increasing the monthly fee from \$125.00 to \$140.00. This increase will be affective February 1, 2022. In addition, the Board will inform all members that all fees are to be made payable to the Indian Wash Townhome Association and mailed to Heritage Property & HOA Management at 2650 North Ave., Suite 116, Grand Junction, CO 81501.

The Board also approved a Property Transfer Fee of \$100 that will be paid directly to Heritage Property & HOA Management at 2650 North Ave., Suite 116, Grand Junction, CO 81501 when ever a property is transferred.

The fee change notice was reviewed and amended that will be sent out to all members tomorrow, December 11. In addition to the fee change notice, a copy of the December 31, 2021, financial statement, and the budget for 2022 will be included.

5. Budget for 2022. The 2022 Budget was presented and approved for 2022. The 2022 budget reflects 1 month at the old fee and 11 months of the new fees for a total budget of \$23,310. The new budget includes the increase due to the new management fee and the increase in the contract cost for the lawn services.
6. Meeting Schedule for 2022. The Board discussed the meeting schedule for 2022. The following are the dates for Regular meetings of the Board:

Date	Time	Mtg Type
January 10, 2022	6:00	Regular Meeting
April 11	6:00	Regular Meeting
June 11	1:00	Annual Meeting
July 11	6:00	Regular Meeting
October 10	6:00	Regular Meeting
December 12	6:00	Regular Meeting - Budget
January 9, 2023	6:00	Regular Meeting

Additional meetings that are needed will be on the second Monday of any month.

Meeting Adjourned – 4:35pm