

Renaissance Homeowners Association, Inc

Annual Meeting Minutes

February 26, 2018

Meeting began at 6:36 pm.

Meeting Minutes were
approved at the
February 27, 2019
Annual Meeting

Introduction of the Board of Directors:

President:	David McIlnay	
Board Member:	Steve Fitzgerald	
Board Member:	Sarah Bonnell	[not present]
Board Member:	Renae Comer Farlaine	

Introduction of Heritage Team:

David Caldwell & Hilary Schwartz

The Board President opened the meeting by thanking all members for coming to the Annual Meeting.

Members present: Gene & Linda Spinner, Steve Fitzgerald, Mary Novack, David McIlnay, Richard & Samantha Swingle, Melissa Connor, Lori Ann Erb, Monica & Bill Solawetz, Diana Alpert, Renae Comer Farlaine, Teresa Keating and Katrina Bristol. 5 Proxies were received from Michael Spangler, Jack Warren, Donna Schultz, John Rogan and Lam Vat.

- Quorum was met [16 required; 17 properties were represented in person or by proxy]

2017 Annual Meeting Minutes

- Ms. Keating stated she did not believe the 2017 Budget was a accurate representation of the Associations finances and upon her review it appeared funds were missing.
 - A motion was received and seconded requesting Ms. Keating submit her concerns to the Board of Directors in writing, so they can investigate this issue further with HPM and once a conclusion is reached the Board of Directors will notify all owners of the outcome within 30 days.
 - Sixteen (16) owners were in favor of the motion, one (1) owner objected; Motion passed with majority.
- 2017 Annual Meeting Minutes were approved with the stipulation the Board of Directors investigate Ms. Keating's concerns. M/S/C Approved minutes will be posted to website.

Old/Unfinished Business - None

New Business

- Mr. Swingle requested the Board of Directors evaluate the drainage ditch west of Mediterranean Way. He reported there are a number of volunteer Elms growing in the ditch and flood water from the past year deposited massive amounts of debris and silt, so there are concerns on how effective drainage will be this year. The Board stated they would look into this concern.
 - There were inquires on whether the drainage ditch could be burned and the Board stated they would have to speak with the city or county on this matter.

2018 Budget

- Discussion ensued on Landscape Maintenance line items.
 - Members questioned if High Desert Landscaping would be increasing their service fees this year and Mr. McIlnay stated the landscaper will continue as the same price.
 - Mr. Solawetz inquired about what Landscape Maintenance - Off Contract consisted of and why 2018 was budgeted for \$2,710.00.
 - T4 Tree Service was contracted in August 2017 to elevate five (5) trees along South Camp Road, so they complied with City of Grand Junction's Code Enforcement. They also removed two (2) Russian Olive trees, eleven (11) Elm trees and trimmed back dead wood in a number of trees in the Common Area due to safety concerns
 - Members requested the Board of Directors notify owners of any major issues or changes they plan to do in the Common Areas in the future because they do not want to see the wildlife area shrink.
 - The Board of Directors stated they would like to carry the \$2,170 forward for future anticipated costs; however, they do not have any specific projects planned yet.
- In 2017, two (2) owners were delinquent with their HOA dues. One of the properties is in the process of being foreclosed on and HPM is taking measures as outlined in Renaissance's Collection Policy to resolve the other delinquent dues
- At this time nine (9) owners have yet to pay their 2018 dues. HPM will reach out to these owners and follow the steps outlined by Renaissance's Collection Policy to collect the dues.
- Motion to approve the 2018 Budget as presented. M/S/C Approved budget will be posted to website.

Nomination/Election of Board members

- All current Board members are willing to serve again.
- Nominations from the floor were opened.
 - Richard Swingle volunteered and was nominated.
- Motion and vote to accept the following as the Board of Directors for Renaissance HOA. M/S/C
 - David McIlnay
 - Renae Comer Farlaine
 - Sarah Bonnell
 - Steve Fitzgerald
 - Richard Swingle

The meeting adjourned at 7:15 pm.

Minutes taken by
Hilary Schwartz
Heritage Property Management



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Cover Memo

To: HOA Members Attending February 26, 2018 Annual Meeting and Proxies
From: Renaissance HOA Board
Subject: HOA Dues Discrepancy
Date: March 14, 2018



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February 20, 2018

Renaissance Homeowners Association
c/o Heritage Property and HOA Management
2650 North Avenue, Suite 116
Grand Junction, CO 81501

Dear Board of Directors,

I was asked to research a discrepancy between the amount of HOA Dues on the Income Statement for 2017 (\$15,750.00) and the amount that should have been collected (\$19,000.00), a difference of \$3,250.00.

There were nine (9) homeowners who paid their 2017 assessments in December of 2016 and the funds were not posted to the correct year. There were four (4) homeowners who did not pay the 2017 assessment. Yearly assessments for each property are \$250.00. Therefore, thirteen (13) assessments of \$250.00 each equal \$3,250.00.

Please let me know if you have questions or need further documentation.

Sincerely,

Karen Houlihan
Bookkeeper
Heritage Property and HOA Management