

Horseshoe Ridge Homeowners Association

Board Meeting Minutes

August 12, 2020

Meeting called to order at 6.10 p.m.

Attendance

- All Board members were present- Mike Unrein, Ken Germain and Brandon Palmer

Organization of the Board of Directors & ACC:

President:	Brandon Palmer
Board Member:	Mike Unrein
Board Member:	Ken Germain
ACC Member:	Adam McCormick
ACC Member:	Dean Cork
ACC Member:	Mike Barbato

2020 Meeting Minutes were approved with corrections. HPM will post on the website. Four motions were carried during the meeting tasking the Board with various responsibilities. The Board agreed to hold a Special Meeting later this year to update homeowners on our progress rather than waiting until the 2021 Annual Meeting. The Board is considering scheduling this meeting in conjunction with a fall neighborhood cleanup day. More information will follow in the coming months.

Old/Unfinished business

- Fence issue at 1408 Bridle Path- Resolved nothing to discuss
- HOA's barrier fence-Motion was carried at annual meeting replace fence. First bid for basic barbed wire from G & C Fencing was \$5,925. The Board feels this bid is excessive and is continuing to seek much lower bids. Brandon is contacting High Desert Landscape. Update: High Desert is claiming they can do it for \$3k. Meeting 8/19/2020 to discuss.
- RV Screening/Exterior Accessory Building Material- The Board requested the owner's input at the annual meeting on how this should be enforced or if it should be amended to allow for RV's or loosen guidelines for accessory buildings. (Article V, Section 10 addresses screening of RV's and Article V, Section 12 addresses guidelines for accessory buildings.) The current guidelines are subjective. Motion to amend the CC&R's to loosen the material requirements for accessory buildings as well as the screening language for RV's/Second/Carried with none opposed. During the Board meeting, it was decided to defer to HPM to see if they can offer some examples that other HOA's use that meet the needs of homeowners and also create language that the Board can reasonably enforce. Ken offered to research quality products and materials that would look nice but wouldn't be as expensive as stucco or stone. Many accessory buildings currently have variations of exterior materials, mainly storage sheds.
- ATV's on County Roads- Motion to allow the Board to prepare an amendment to this section of the CC&R's to bring it in to compliance with the county guidelines/Second/Carried with none opposed. Ken has drafted a proposal to present to the homeowners at the fall meeting.

New Business

- Pond area improvements- Homeowners have offered several suggestions to improve the pond area. Do to the fact that the HOA has multiple other projects in the works, it is the view of the Board to only do what is absolutely necessary to support the current landscaping. Other improvements can be revisited down the road. The Board has identified a few critical changes. 1) The current water source for the trees around the picnic area is a siphon system which requires manual operation. The HOA does not have a person assigned to operate this system on a regular basis therefore a low-cost battery operated valve and gravity fed water line would solve this issue. It was also realized at the last neighborhood cleanup that the irrigation water line supplying water to the trees needs to be buried. It currently sits in the drainage ditch and makes maintaining that ditch very difficult. The Board will meet with High Desert Landscaping to negotiate the lowest possible bid to make these changes without effecting pond liner.

- Trail system- This item has been discussed several times over the past several years. The area can be cleared of brush, weeds, etc. and will require dirt work and some drainage solutions to allow for complete access. Motion to have the Board investigate options and gather bids for improvements to the trail system/Second/Carried with none opposed. The Board will research and present a bid at an upcoming meeting for homeowners to vote on.
- Tree removal- Resolved. Downed cottonwood and Tamarisk were removed by a group of homeowners and the farmer Levi at no cost to the HOA.
- 2020 Budget- The Board reviewed the annual budget and found that there is line item for extenuating circumstances or emergency repairs. Board to review options at an upcoming meeting.
- Complaints- There is a form to complete on the website. Search Heritage Property Management and find Horseshoe Ridge Estates under their HOA section. The Board reviewed two active complaints. One complaint regarding unfinished landscaping was said that there is a high possibility of it being rescinded. The second is regarding some construction building material that is currently in plain view of Horseshoe Dr., which is a violation of the CC&R's. The Board will contact homeowner directly to try and resolve without escalation.

The meeting adjourned at 7:45 p.m.

Minutes taken by
Brandon Palmer
President, Horseshoe Ridge HOA