

# Garfield Mountain Townhomes Homeowners Association

## Annual Meeting Minutes

November 7, 2019

Meeting minutes were approved at the  
December 10, 2020 Annual Meeting.

Meeting began at 4:31 pm.

### Introduction of the Board of Directors

President: Joe Hendrickson--via tele-conference  
Sec'y/Treasurer: Kathleen Threet--via tele-conference  
Member at large: Corry Mihm--via tele-conference

HOA Members present: Damon Threet--via tele-conference. No proxies received.

### Introduction of Heritage Team

David Caldwell & Elizabeth Marvin--via tele-conference

2018 Minutes were approved as written. M/S/C. HPM will post these on the website as approved.

### Old/Unfinished Business

- Landscaping
  - Dead tree still needs to be removed from in front of unit #5 - a pine tree.
  - Discussion on mulch. Redlands Water and Power has a sign out for free mulch. The HOA already has some weed barrier fabric that can be put down prior to delivery of the mulch. HPM will assist with getting a bid to have the mulch picked up and delivered and provide information to the Board for review.

### New Business

- Dog waste issues. Owners/tenants are not cleaning up after their dogs. A reminder may need to be sent out to all owners/tenants regarding this issue.
- Dumpster issues. The HOA will be sending out a reminder to owners/tenants about the guidelines of items that are not to be placed in the dumpster. The reminder about dog waste can be included in the same letter.

### 2020 Budget

- Proposed 2020 budget approved as presented. M/S/C. HPM will post to the website.
- Requested that after December 31, 2019 HPM provide an updated budget to reflect the actuals for the year.

### Nomination & election of Board Members

- The board members that agree to continue their positions for another year present at the meeting were: Joe Hendrickson, Corry Mihm, and Kathleen Threet
- The floor was opened for nominations, none were received.
- All nominees were unanimously elected.

Other business

- A new roof is being installed on one of the buildings. This is being paid for by the owners within that building for units 5, 6, and 7. The Board of Directors has notified these owners that a certificate of completion will need to be provided to the HOA to be sent to the HOA's insurance provider for their records.
- The coolers on this building are also being replaced.

The meeting adjourned at 4:49 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management