

Minutes of the Wednesday, June 14, 2017 Quarterly Queens HOA meeting

The quarterly Queens HOA meeting was held at 1000 Cliffrose Ave, Fruita, CO 81521 at 7pm.

**7pm –Sam Johnson called the meeting to order:**

The following per present: Sam Johnson, President, Lorie Wuebold, Vice President, Bill Halmes, Treasurer, Billie Uriguen, Secretary and Glenna Ottosen homeowner.

Bill wanted to talk about the policy and procedures, fee schedules, as they were not voted on and approved by the board yet. It was decided that Bill would work with Debbie and her accounting person at ABA property management to find out the bills, liens, deposits and other accounting questions to be resolved. It was approved by the board that Bill would oversee the accounting of the Queens HOA, all questions regarding accounting will be given to Bill, so he can research and work with ABA property management to find out all answers to report to the board. It was decided Bill will work with ABA property management to work on a suitable fee schedule that will follow the existing CC&R's to present to the board for final approval.

It was discussed to do a homeowner questionnaire to decide what the majority of the homeowners would like to potentially change about the existing CC&R's/covenants. Bill and Billie to work on a questionnaire to personally hand out to each home in the neighborhood, it was also decided that Billie would design a flyer "MEET YOUR NEIGHBORS" for a community evening in the park to meet the neighbors and show what the HOA dues are paying for. Lorie will help if any help is needed.

It was discussed to meet on a quarterly basis to address needs of the HOA, instead of just once a year, it was agreed by the board to do so.

It was discussed to design a web page for the Queens HOA with all pertinent information, Bill to design and administer the web site. Currently Sam and homeowner Don Warner are the administrators of the Queens HOA Facebook page.

It was discussed to possibly hold irrigation water hostage for the homeowners that are in arrears of HOA dues. Sam will research the legal aspects of that.

Glenna Ottosen had questions regarding who to contact for irrigation issues that arise, as she had no idea the irrigation had been turned off due to the float being broken. Sam informed her to check facebook, as we are not allowed to post a sign to the mailboxes. It was discussed to possibly check into a portable sign that is easily moved for announcements.

Bill has agreed to be another contact for the irrigation water issues that come up, currently Ron Davis, landscaper, Sam Johnson and homeowner Don Warner are the contacts listed for issues with irrigation. Issues such as irrigation being turned off for any reason, repair work, etc. Bill's phone number will be listed as well on the pump house.

**8:25pm Billie adjourned the meeting.**