

MINUTES OF QUEENS HOA  
ANNUAL MEETING  
OCTOBER 26, 2023  
1000 CLIFFROSE AVE  
FRUITA, CO 81521

Prior to the annual meeting hotdogs and chips were provided for anyone who wanted them.

The annual meeting was called to order @ 6:20 pm on Thursday, October 26, 2023 by Board President Billie Uriguen.

The following board members were present and introduced: Billie Uriguen - President, Billie Foust - Treasurer, Mike Gregory - Secretary, Thomas McCause and Jay Conroy - at large directors.

Home owners that were present or Proxy: Tony and Billie Uriguen, Rich and Charlie Trapp, Caleb and Abury Boutilier, Christie and Jay Conroy, Johnny and Billie Foust, Mike Gregory, Don Warner, Thomas and Katie McCause, Brandon Kiser, Joe and Jen Imes, Lorie Wuebold.

There were enough homeowners present for a quorum.

Minutes of the 2022 annual meeting were provided to all homeowners and they were approved.

The proposed budget for 2024 was discussed. There are 4 delinquent accounts this year. Late fees have been posted. The budget was approved.

The water to the irrigation system was turned off on October 18, 2023. The irrigation system has been winterized. There are 3 pumps in the pump house for the system. 1 pump has just been rebuilt.

It is suggested that homeowners who have not done so, get their sprinkler systems drained and blown out to prevent damages due to freezing.

It was discussed that almost all repairs and work done on the irrigation system is done by BOD members and their families. Volunteers to help or take over these responsibilities are needed and would be appreciated.

The BOD has been handling all Architectural Review and Approval Processes. There is a form that needs to be filled out and turned in prior to starting any project regarding fences, structures, landscaping, roof and painting (if changing colors).

Homeowners present expressed numerous items that are occurring in the community that need to be addressed: Traffic by the daycare on Catalpa and speeding on Amethyst; vehicles that

are unlicensed and parked on the street; lawn maintenance; rentals; vehicles that are parked on the sidewalks.

Tracey Heritage (Western Slope HOA Management) will be sending a letter out to all homeowners regarding these issues.

The following people were nominated/ volunteered to form the new Board of Directors: Caleb and Aubrey Boutilier, Thomas McCause, Billie Foust, Jay Conroy.

The meeting was adjourned at 7:00 pm.

Submitted by Mike Gregory - Secretary  
October 28, 2023