

MINUTES OF THE FEBRUARY 7, 2019  
QUARTERLY QUEENS BOARD MEETING  
FRUITA REC CENTER 7:00 PM

7:10 pm – Bill Halmes called the meeting to order with a quorum.

The following were present: Bill Halmes-President, Michael Gregory- Secretary, Billie Foust-Treasurer, Tracey Heritage of the management company and two homeowners; Johnny Foust and Joyce Fundazuri

Minutes of the short board meeting that was held after the Annual meeting on November 8, 2018 to elect officers (Bill Halmes stays on a President, Mike Lubbs as Vice President, Billy Foust as Treasurer and Michael Gregory as Secretary), along with the minutes of the quarterly meeting on August 9, 2018 were unanimously approved by the Board.

Old Business:

Funds: Funds of \$14,614 in checking and \$20,061 in savings. Several home dues were received but had not been posted to these figures. This was an increase of a couple thousand dollars in checking over the previous month.

Landscaping and trees in homeowner's front yards: Some homeowners have cleared out elms that had been pointed out. If some are spotted in the spring a picture should be taken and sent to Tracey and she can send a letter out. Mike Gregory asked if a homeowner had to take out an elm tree. Bill Halmes said that you can only plant a tree that has been approved by the architecture committee (which is the board). Homes should have 1 tree in the front yard. Bill Halmes has been working with the homeowner on Amethyst regarding the huge elm tree in his front yard and is trying to get estimates on removing it, Tracey will check with companies that she knows of that are reliable.

Policies and Procedures: It was proposed that we do a survey about changing the CC&R's to have the trash cans be required to be behind a fence or screen except on trash day. This is one of the things that people complain about the most. Tracey said that she would do the survey. The CC&R change needs to be approved by 2/3 of the homeowners. Tracey suggested that sending a survey and ballot at the same time to the homeowners, along with a stamped return envelope, may increase responses and save having to do an additional mailing. The motion was made to send the ballot and survey to the homeowners with the return envelope and approved unanimously.

Watering times and sprinkle repairs: 6am to 10 pm watering times. Bill took the pump that had the seal fail to Stout Electric it will cost \$150 to \$300 to repair. Sump was cleared out and ready to turn on the water. That cost was \$800 and it is hoped that it will last for a couple to years before it needs to be done again. Bill has not changed the locks on the pump house but will do it soon. A motion was made to spend up to \$300 on the pump repair. The Board approved the motion.

Wood chip refresh in the park: It was suggested that we should approve work on park; High Desert had given an estimate of \$400.00 to put in new chips in the park. A motion was made to spend the money and it was approved by the board.

New Business:

Collection of past due annual dues: There were 3 homeowners that have not been paid from past years. Two of these properties have liens in place from past due amounts. The third will have a lien placed on the property if not paid by the end of February 2019. Bill Halmes said that he will go talk to the three homeowners after the end of February if they have not paid.

Opening a new CD or savings account: At the end of the year that was about \$12,000 in checking. It was suggested that \$4000-5000 be moved to a new separate savings operating account. Also move \$2000 to the CD. If it is not allowed to add to the existing CD a new one could be bought or add the \$2000 to the new savings account. Bill will consult with the bank and see which option is best for the HOA. The board approved keeping approximately \$5000 in checking, moving \$5000 to a new savings account and \$2000 into a CD or combining it in the existing CD, whichever is more beneficial.

Summer gathering in the park: A budget of \$200 for a gathering in the park was proposed. A motion was made and approved.

Scheduling of next board meeting in May: The next meeting is set for May 9, 2019 at 6:00 pm.

The board unanimously approved a request by Clayton and Christine Weese at 552 Amethyst Dr to repaint their home with the new colors attached to the request form.

The meeting was adjourned at 7:47 pm.

Submitted by:

Michael Gregory

Secretary, Queens HOA Board of Directors