

Minutes of the November 8, 2018 Annual Queens HOA meeting

The annual meeting of the Queens Homeowners Association, Inc. was held at Fruita Community Center, located at 324 N Coulson, Fruita, CO 81521 at 7pm.

The following were present: Bill Halmes, President, Michael Lubbs, Vice President, Billie Uriguen, Secretary, Billie Foust, Treasurer, Toby and Kandise Reeves, Glenna Ottosen, Ken and Margie Gortsema, Joyce Fundazuri Mike and Barb Gregory, Johnny Foust, Jason and Amanda Ottman, and the following homeowners by proxy: Tim Rehl, Brian Chochran, Don Warner, Elisa Thunell, Kari McCause, Lynn Reynolds, Steve Morales, Clayton Weese, Rebekah Kilpatrick, Paul Pedersen, Ronald Kammerer, Donald Ellingson, Mary Ann Elder, and Brett Boyer.

There were 10 homes represented in person and 14 by proxy, a total of 24.

Bill called the meeting to order, introduced the board of directors and the management company and explained briefly why we had hired a new management company which was due to fact that our last management company had been accused of embezzling funds from the HOA's that she had been managing.

The reading of last year's minutes was waived since everyone had received them in their packets and had read them. There were no corrections or objections called for. Billie Uriguen motioned to approve last year's minutes, Billie Foust seconded the motion and it was unanimously approved.

The 2019 budget was discussed and Bill asked if anyone had any questions. Billie Uriguen asked about the irrigation pumps and Bill gave a brief explanation about their current condition, one new last year and two rebuilt, also the newest pump's seals failed at the end of the season and we are planning to get it repaired over the winter so that all three are ready for spring. There were no other questions so Bill asked Tracey Heritage to give us a summary of the budget so that everyone would have a better understanding of where our money is spent. While discussing repair and maintenance expenses the fact that we still need to clean the silt out of the water storage tank was discussed since we are currently getting bids to have that done, hopefully still this year. Glenna asked how many homeowners are behind on their dues and Tracey explained that the total amount owed include some credits as well as about 5 that are behind, 3 owe 1 year and 2 owe about 2 years. One homeowner also asked what the insurance policies were for and Tracey explained that one was for liability coverage on the common areas, including the park and the other is for directors and officers liability. The October of 2018 bank statements show that we have \$10,775 in checking and \$20,034 in our CD, so Tracey feels we are doing good and have an adequate reserve for the size of our association.

There were no other questions so Bill asked for a motion to approve the 2019 budget, Glenna motioned that the budget be approved and Joyce seconded it, the budget was unanimously approved.

Bill brought up the board's decision to wait until spring to refresh the wood chips in the swing set area of the park, we will approve bids at our February board meeting and have the work done early in the spring so that it is cleaned up for the summer season.

New Business: The revised policies and procedures that were sent out with the annual meeting notice were discussed and Bill asked if anyone had any questions on any of these policies. Tracey went over some of the changes and why they were made; compliance to our

CC&R's and ease of enforcement and application being the primary concerns. Bill asked for a couple of minor corrections and inquired about monthly and quarterly auto pay. Due to the time and book keeping expense involved it was decided that we would only offer annual and quarterly options at this time, but would work with individual homeowners on a case by case basis should a problem come up with their account. Tracey mentioned that there were copies of all of the new policies and procedures on the sign in table if anyone would like to take a copy and read them. They will also be posted on the website once the board has signed off on them.

Bill mentioned that there were a couple of homeowners who would still like to see it added to the CC&R's that trash containers need to be kept in the garage, behind a fence, or screened from view in some manner. We are planning to put out a ballot and survey in the spring addressing this issue and any others that the neighborhood would like to see addressed. We would need at least a two thirds majority to change anything in the CC&R's which is 42 out of the 63 members. Bill also brought up changing the language in the bylaws to require that anything passed at any board meeting would require a majority of the whole board to vote in the affirmative not just a majority of a quorum. If only three of the five members were able to attend a meeting, it would still require a yea vote of three to pass anything voted on. Billie made a motion that we change the language in the bylaws and Michael seconded the motion. The motion carried without opposition. In other new business Michael asked about home based businesses. There is some concern about the amount of traffic and parking problems that is being cause by the home based daycare that is operating on Catalpa. Bill suggested that we look into the CC&R's about this since they disallow signage or advertising but don't specifically disallow home based businesses. The subject will be addressed at the February board meeting as to whether or not the homeowner is violating anything in the CC&R's and if so she will be notified of the violation. Tracey will send the homeowner a letter about the parking problems, blocking driveways, mailboxes, etc.

One homeowner asked if management had heard anything about watering restrictions next year, no one has heard anything and don't expect to hear anything from Grand Valley until next year. There was no other new business so we moved on to electing the board for the following year. Billie Uriguen resigned from the board and the other four members volunteered to stay on for one more year unless someone else wanted to serve. Amanda Ottman agreed to serve and fulfill Jim's term should he sell his home, which is currently up for sale. Mike Gregory also volunteered to try one year on the board. The following homeowners were nominated to fill the five board member positions, Bill Halmes, Michael Lubbs, Billie Foust, Jim Williamson, and Mike Gregory. Billie Uriguen moved that we elect these five homeowners to the board and Michael Lubbs seconded the motion. The motion carried without opposition. There was no other business so Bill asked for a motion to adjourn the meeting at 7:50, Ken Gortsema motioned and Johnny Foust seconded the motion. The meeting was adjourned and Bill thanked Billie for her many years of service to the community.

A board meeting was then called to order to elect officers for the next year. The board unanimously agreed that Bill will continue to serve as president, Michael Lubbs vice president, Billie Foust treasurer and Mike Gregory secretary. Since there was no other pressing business, Bill moved that we adjourn until February 7th and asked Tracey to go ahead and reserve a room at the Rec. Center for that night. Michael seconded the motion and the meeting was adjourned at 7:57 PM.