

Minutes of the 2021 Annual Queens HOA Meeting held on November 13, 2021

The annual meeting of the Queens HOA, Inc was held on November 13, 2021 at the Fruita Rec Center starting at 10:30 am.

The following were present: Michael Lubbs, President, Michael Gregory, Secretary, Billie Foust, Treasure and Tracy Heritage of Western Slope HOA Management, LLC. Homeowners were Katrina Weimann, Joyce Fundazuri, Glenna Ottosen, Katie and Thmas McCmaus, Steve Tobin Diana Lubbs, Sheila Harper, Kathy Gallegos and Don Warner. Present by Proxy were: Joel Hocknell, Douglas Allen, William Ross and Jay Conroy.

There needs to be 20% of homeowners present or through proxy. There were enough owners present at the meeting.

The minutes from the 2020 meeting were approved.

The 2022 budget was shown to those present. A motion was made and seconded to approve the budget as written. The budget was approved unanimously.

This year 2 pumps were lost for the irrigation system. We were able to get a pump that someone did not pick up. The irrigation system has 2 pumps, One is a high pressure pump and the other is a low pressure pump. The low pressure pump feeds the park irrigation and the high pressure pump goes to the homes. There is a spare pump for the homes. But there is no back up pump for the park. No back up pump was bought for the park because the other pump was purchased. If anyone works on the pump they are to make sure that a stainless steel key is installed on the shaft on the motor, That was not done on the pump that was lost. If the low pressure pump fails it will be replaced with a high pressure pump. There is a leak in the park that will be repaired in the spring. There is a float that needs to be repaired/replaced in the tank at the park. It was suggested that you cover your irrigation pipes year round due to sun rays hitting the pipes.

Dues were raised back to \$180,00 per year. The HOA needs the money to show that there is stability in the HOA. This makes it easier if you go to sell your home.

There were copies of the ACC request and City of Fruita fence planning forms sent with the meeting notice. It was mentioned that you need to submit the forms if you want to change the colors on your home or if you are working on your fence. The forms can be found on the web site.

Chinese Elm trees need to be removed from your property. Also if planting new trees or bushes please make sure that they are not a noxious variety. According to the City of Fruita there are certain trees that can not be planted. It was suggested that a homeowner contact Mr. Oliver at the city prior to planting.

Parking on the street in front of other people's homes was discussed. This is a problem that should be referred to the City of Fruita.

It was mentioned that there were several openings on the board.

There was then a motion made to adjourn the meeting. It was seconded and approved. The meeting was adjourned.

Submitted by Mike Gregory, Secretary