

MINUTES OF THE FEBRUARY 13, 2020
QUARTERLY QUEENS BOARD MEETING
FRUITA REC CENTER 7:00 PM

The quarterly meeting was called to order at 7:00 pm. There was a quorum present.

The following board members were present: Bill Halmes - President, Michael Lubbs - Vice President, Billie Foust - Treasurer, Michael Gregory - Secretary and Amanda Ottman-Board Member at Large. Also present were Diana Lubbs, Johnny Foust and Thomas and Katie McCause, home owners.

The minutes of the last meeting on November 7, 2019, were approved unanimously.

Old Business

The funds in the checking and savings are \$35,191.94. The represents \$7,937.60 in checking, \$4568.74 in savings and a CD at \$22,685.60.

This is still approximately \$3500.00 in dues that have not been paid. Tracie will send out statements after this meeting to the outstanding homeowners. This will include a \$10.00 late fee, making the amount due now \$170.00. When asked why more dues had been paid on time Bill said that the bills were sent out earlier and the deadline was extended by 30 days.

The HOA would like to maintain 3 years of reserves on hand. The cost to the HOA is approximately \$10,000.00 per year. If all past dues are collected the the reserve amount would be close to \$40,000.00.

The HOA remains in good financial shape.

There was discussion regarding online payments of dues. The point was made that the community was getting younger and that online payments are happening more and more. Several people made online payments this year. However, it was not easy to access. There is a fee that is charged for doing so. Bill said that the board will look into making it easier to make the dues payment online. He will talk to Tracey.

There is still one delinquent account that Bill said he would go talk to them about the outstanding balance. There was a question about turning over to collections. Since a great percent is retained by the collection agency when they are involved it will not be done. There is a lien on the property at this time.

Summer gathering in the park was discussed. The possibility of a food truck or ice cream vendor coming was brought up. The weekend after school starts (August 22) was a date suggested. The board will look into food trucks. This will be further discussed in the May 2020 board meeting.

The wood chips in the park need to be replaced. The chips need to be removed and the area needs to be crowned so that the water runs off and does not pool. Approved playground material needs to be installed. Bill said that the last time he checked the material was sound \$700.00 and the labor about \$400.00. He said that there are 3 or 4 bids out. The board approved unanimously up to \$1200.00 for this project. It was suggested that a sign be installed that said "play at your own risk". A pre approved drawing that is signed off on will be provided.

New Business:

The secretary for the Comstock West HOA contacted Bill regarding the walking path on the northside that borders the Comstock West HOA. Bill said that she thought that the 2 HOA's had some sort of an agreement to clean the path. There is no paperwork regarding this. Some of this property is owned by the home at 599 Amethyst and the rest is owned by the city. The city has indicated that they would take care of this if there is a weed problem.

The next board meeting was scheduled for May 7, 2020 at 7:00 pm at the Fruita Rec Center.

There was a ACO request to install a split rail fence at M/M Spackleford residence. It was approved.

The meeting was adjourned at 7:40 pm.

Submitted by Michael Gregory, Secretary
Queens Board of Directors