

MINUTES OF THE MAY 9, 2019
QUARTERLY QUEENS BOARD MEETING
FRUITA REC CENTER 7:00 PM

7:00 pm the meeting was called to order. There was a quorum.

The following board members were present. Bill Halmes - President, Michael Lubbs-Vice President, Billy Foust - Treasurer, and Michael Gregory - Secretary. Johnny Foust, a homeowner, was also present.

Minutes of the February 7, 2019 minutes were approved unanimously. There was a correction to those minutes regarding the starting time for the May 9, 2019 meeting. The February minutes said the meeting was to start at 6:00 pm instead of 7:00 pm.

Amanda Ottman was appointed to the board to fill the remaining term of Jim Williamson, who has sold his home.

Old Business

Bill Halmes went over the checking (\$13845.25) and CD (\$20,081.29) amounts. The net income for the month was -\$95.12. Dues collected covered most of the expenses that were incurred, Mike Gregory asked about the \$800 expense for maintenance and Bill explained that it was for the cleaning of the mud from the cistern under the pump house used for the irrigation system that had built up and would hinder the pump.

Past due collections: A homeowner who is selling their home found out from the title company that they owed past yearly dues. It was recommended that a more aggressive attempt be made to notify homeowners that they are past due. Sending out a quarterly reminder notice to the past due accounts was suggested. There are a couple of homes that we do not have current addresses for, the homes are rentals and the county records show the owner at that address. Mike Lubbs will check to see if he can find actual addresses for the homeowners.

New CD's - At the last meeting we approved taking \$7000.00 out of checking and putting \$5000.00 into a new savings account and \$2000.00 into a CD. Bill met with the bank and the current CD is at 0.399%. It pays about \$6.80 per month. If surrendered early it will cost \$20.40 (3moths interest). A new 15 month CD rate is 1.26% and will pay about \$20.00 per month. This is about 3 times the old rate. It was proposed to take the current CD up to \$22,500.00 and the balance of the \$7000.00 goes into the new savings account. Paperwork to do these transactions was signed by the board.

The results on the ballot regarding a change to the CC & R's that would require trash containers being stored out of sight was 42 in favor, 13 against (with a couple of those willing to change to yes with the addition of allowing cans out the night before) and 8 votes still outstanding. We added allowing cans out after 6PM the night before and Bill said that he would send out a letter to the 20 people who voted yes prior to putting the trash out the day before was added. The letter would say

that if the homeowner wanted to change their vote they had to reply by June 1, 2019. If not received by that date it will be assumed that you do not want to change your vote.

A letter was drafted to be sent out regarding the Association's CC&R change and survey. The board looked over the letter and approved its content.

New Business

Management company compensation- Originally when Tracy hired on the HOA was under a contract with ABA for \$250.00 per month. Tracy said that her minimum was \$300.00 but that she would finish the year out at \$250.00 and then revisit raising the fee to \$300.00 a month the following year. The board feels that this is a fair request. More things that Bill has been doing can be turned over to Tracy. The board unanimously approved a motion to increase the compensation for the management company to \$300 effective immediately.

It was proposed to change the dues collection policies and procedures, we will keep them at \$160.00 per year and do away with the \$10.00 discount for early payment. The account will be considered past due if not paid by January 31st. A \$10.00 late fee will be assessed on February 1st and then again on March 1st if not paid. Any account that is not paid by January 1st of the following year will have a lien placed on the home at the homeowner's expense. Any and all credits on the accounts will not be refunded but will be applied to the next year's dues. Also discontinue monthly and quarterly dues payment, unless approved by the board in special circumstances. The motion to change the policy was made and approved unanimously by the board.

The board approved the costs up to \$300 to repair a pump for the irrigation system that had failed last week by a unanimous vote.

The large Elm tree on Amethyst needs to be removed. Bill told the homeowner that he would take to the board a proposal to loan them up to half the money to remove the tree immediately. This would be an interest free loan of \$300.00 payable in 3 years at \$100.00 a year with the loan spelled out in a promissory note. A lien will be placed on the home, at his cost, if not paid by the end of the term. Money will be paid to the tree removal service. The board unanimously approved the plan and Bill will take it to the homeowner.

Mike Gregory gave a report on the code enforcement meeting with David Oliver, the Fruita code enforcement officer, and briefed the Board on any updates on codes for parking of trailers, permits that are needed, weed control, junk vehicles, and 811 responsibilities.

The next meeting was set for August 8, 2019 at 7:00 pm at the rec. center.

Meeting was adjourned at 8:15 pm

Submitted by: Michael Gregory, Secretary, Queens HOA