

Minutes of the 2019 Annual Queens HOA Meeting held on November 7, 2019

The annual meeting of the Queens HOA, Inc was held on November 7, 2019 at the Fruita Rec Center starting at 7:00 pm.

The following were present: Bill Halmes, President, Michael Lubbs, Vice President, Michael Gregory, Secretary, Billie Foust, Treasure and Tracy Heritage of the management company.. Also present were Diana Lubbs, Joyce Fundazuri, Glenna Ottossen, Evan and Milanda Yater, Karen Bapst. The following homeowners by proxy: Don Ellingson, Brett Boyer, Don Warner, Jerry Thunell, Brian Cochran, Maryann Elder, Vandasa Morales, Ron Krammerer, David Hayes, Ken Gortsema, Mary Nolan, Paul Pererson and Douglas Allen.

There were 8 home owners present and also there were 13 by proxy for a total of 21. There were enough homes represented for a quorum.

Bill Halmes called the meeting to order and introduced the board and the management company.

The reading of the minutes from last year's annual meeting was waived and a motion was made by Mike Lubb and Mike Gregory seconded. It was approved unanimously.

The 2019 budget was discussed. There was less money taken in than was budgeted for due to homeowners taking advantage of the discount for paying early \$189.00 was earned on CD's and \$336.00 on late fees. There was an over budget expense in the irrigation due to rebuilding a pump and buying a new pump motor. An additional \$400 for mulch to be placed in the park. As of 10/09/2019 the checking account as \$2,547,73 in it, Savings MM Account had \$4,567.85 and CD's had \$22,592.61.

More money was moved into CD's and a new savings account was set up. Money was moved from the checking account to accounts that pay interest.

A homeowner asked if there was anyone who had not paid last years dues. Tracy said that there was one homeowner that had not paid this last year.

Bill Halmes explained the proposed 2020 Budget and was asked about the discount for early payment this year. It was explained that the board had voted to eliminate the discount earlier in the year. (August 2019 meeting). Late fee of \$10.00 will be added to any payment that is received after January 31, 2020. Another fee will be added if not paid by February 29, 2020. Mike Lubb motioned to approve the 2020 budget and Mike Gregory seconded the motion. It was approved unanimously.

The CC&R's were successfully amended to prohibit trash cans from being visible from the street. It was officially recorded with the county and is available on the online web site.

Irrigation repairs- one pump was rebuilt and another had the motor replaced. There is one sitting there that will be one replaced in the number 1 slot and the other one will be moved to the number 2 slot. The oldest one will then be taken and rebuilt.

There was an effort to remove some of the elm trees in the neighborhood. Several have been removed and no new elm trees will be approved to be planted.

If a homeowner gets a year behind in dues payments and a second year has been billed a lien will be placed on the house. A homeowner asked if you had to pay the dues if you did not use any irrigation water. Yes you would have to pay the dues. This is what pays for the water, the upkeep of the system and the park. If there was no irrigation there may not even be a need for an HOA. The City made the subdivision put in the park. It has been getting a lot of use and is good for the community.

People still complain about speeding cars and trailers on the street. You can park a trailer in front of your home for several days. No electrical cord or sewer lines are allowed. If you find this call code enforcement. Cars on the streets that are being worked on need to be licensed.

An event in the park in the summer was discussed. Possibly bringing in an ice cream truck or a food truck for the event. The board will discuss this in a February meeting. At some point there needs to be new ground cover in the playground area at the park. Tracy will look into this and get some estimates.

In the state of Colorado a HOA can foreclose on a property if dues are not paid, just like a lender can foreclose on a property. The past dues on a property will be collected if and when a home is sold at the closing. If a person never sells the home and refuses to pay the dues, the HOA will not get any money. This is where a foreclosure comes in. But this is a process that will need a lawyer and would be very expensive. Using a collection agency was discussed. Again this is costly where the collection agency takes a high percentage of the monies paid.

The following were nominated to serve on the board for 2020. Bill Halmes, Michael Lubbs, Michael Gregory, Billie Foust and Amanda Ottman. Bill Halmes motioned that the nominated be elected. Mike Gregory seconded the motion and it was unanimously approved.

A motion was made to adjourn the meeting by Bill Halmes and seconded by by Billie Foust and was adjourned at 7:40 pm.

A board meeting was called to order by Bill Halmes at 7:40 pm. The only item on the agenda is the election of officers. Billie Foust motioned to elect officers the same as last year. Mike Gregory seconded the motion and it was carried unanimously. The motion to adjourn the meeting was by Mike Lubbs and seconded by Mike Gregory Unanimously approved and the meeting was adjourned at 7:41 pm.

Submitted by Michael Gregory, Secretary Queens HOA