

Minutes of the 2020 Annual Queens HOA Meeting held on November 12, 2020

The annual meeting of the Queens HOA was held on November 12, 2020 at the Fruita Rec Center starting at 6:00 pm.

The following were present: Michael Lubbs, Interim President, Michael Gregory, Secretary, Billie Foust, Treasurer and Tracy Heritage of Western Slope HOA Management, LLC. Also present were Joyce Fundazuri and Glenna Ottosen, home owners. The following homeowners were by proxy: Ken Gortsema, Don Ellingson, Ronald Kammerer, Timothy Rehl, Mary Ann Elder, Donald Warner, Daniel Chermok.

There were 5 homeowners present and 7 by proxy. There were not enough homeowners present for a quorum.

Michael Lubbs called the meeting to order and was seconded by Billie Foust at 6:00 pm.

Michael Lubbs said that there is one seriously delinquent account in paying their dues. Tracy said that there is a lien on the property. When the property is sold money owed to the HOA would be withheld from any proceeds and paid to the Queens HOA at closing.

Michael Gregory asked if the lien had to be renewed and the answer was that it did not have to be renewed.

The minutes of the 2019 annual meeting were approved unanimously.

There does not appear to be a need to increase the dues for 2021. The HOA is financially safe.

The 2021 annual budget was looked at and a motion was made by Michael Lubbs to approve the budget. The motion was seconded by Michael Gregory and approved unanimously.

The sump pump area of the pumphouse needs to be cleaned out. Tracey said that she would get a hold of High Desert Landscaping to get it scheduled. Mike Lubbs said that he could not get them to return his call.

The playground looked good after the resurfacing was done. Irrigation in the park was blown out.

Tracy said that there were not enough votes received to achieve a majority to amend the CC&Rs on the proposal regarding Short Term Rentals.

High Desert Landscaping will continue the park maintenance in 2021.

Billie Foust said that she is the only one authorized on the checking account now that Bill Halmes has sold his home and moved. Billie Foust made a motion that Michael Lubbs and Michael Gregory be added to the account. Michael Lubbs seconded and it was approved. This will happen when minutes of the meeting are completed and taken down to Alpine Bank to make the changes.

The meeting was adjourned at 6:26 pm.

Submitted by Michael Gregory, Secretary, Queens HOA