

Evening Breeze HOA Newsletter



APRIL 2022

2021 FINAL INCOME & EXPENSES

Income:	
Assessments	\$4,181.14
Interest	<u>\$49.13</u>
Total Income	\$4,230.27
Expenses:	
Bookkeeping/Management	\$1,800.00
Insurance Premium	\$625.00
Irrigation Water	\$538.33
Landscaping Weed Control	\$390.00
Office Supplies/postage/printing	\$61.75
Federal State Income tax (2020)	\$64.50
State License Fee	<u>\$10.00</u>
Total Expenses:	\$3,489.58
Net:	\$740.69

2022 BUDGET

Income:	
	\$3,800
Expenses:	
Bookkeeping/Management	\$1,800
Insurance Premium	\$670
Irrigation Water	\$552
Landscaping Weed Control	\$400
Office Supplies/postage/printing	\$150
Bank Checks	\$25
Federal & State Income Tax (2021)	\$0
State License Fee	<u>\$10</u>
Total Expenses	\$3,607
Net:	\$193

ANNUAL MEETING

As per Article V of the HOA Covenants, Conditions & Restrictions (CCR) and Article I-1.1 of the Bylaws, an Annual Meeting will be held at **477 Tara Drive on Tuesday, April 26 from 5:30-6:30 PM**. Agenda will be to approve the 2021 Budget. Please refer to Article I of the Bylaws for rules concerning voting membership and quorum. If there isn't a quorum, the budget will automatically be approved.

Any questions, please contact Susan Rawlins or Tracey Heritage.

GENTLE REMINDERS...

Your effort to kill **weeds** on your property will not only be appreciated by your neighbors, but also conforms to the City Code. The HOA will maintain the weeds on Ottley from the sidewalk to the street. However, it is the homeowner's responsibility to control weeds between the fence & sidewalk on all sides. This rule applies throughout the HOA. **Thanks to those of you who do your part to keep our neighborhood looking nice!!**

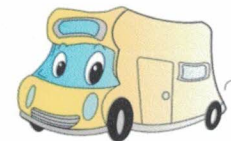


Garbage cans should never be stored in the front of your property.....other than the day of garbage pick-up. Secure behind your fence or inside your garage.



Please be considerate of those needing access of the sidewalk when placing your garbage street side. THANK YOU!!

Campers, trailers, boats, etc. are to be secured behind the fence or inside your garage.



They are **NOT** allowed in front of your property.

Colorado Bill Forces HOAs to Accept Fake Grass and Solar Panels

Recently, Colorado House Bill 21-1229 passed, increasing protections for property owners within HOA-guided communities. The bill keeps Homeowner Associations (HOAs) from prohibiting xeriscape, nonvegetative turf grass, and renewable energy-generation devices (like solar panels).

For irrigation information contact Rich at (970) 623-1274.

2022

Board of Directors

Meredith Swett Walker
President

Susan Rawlins
Secretary/Treasurer

(404) 606-3012
sarawlins@bellsouth.net

Richard Meck
Irrigation Committee
(970) 623-1274

Austin Mullenix
Landscaping Committee

HOA MANAGER

Tracey Heritage
(970) 778-6149

tracey@westernslopehoa.com



To receive this newsletter & other HOA communications via email, please notify Susan Rawlins at sarawlins@bellsouth.net



If you need a copy of the HOA Bylaws or CCR (Covenants, Conditions and Restrictions) let Tracey know or visit:

<https://www.westernslopehoa.com/>

Evening Breeze HOA
E-Board of Directors Meeting
Discussion & Vote on 2022 Budget
March 17, 2022

Participants: Meredith Walker, Susan Rawlins, Rich Meck, Austin Mullenix and Tracey Heritage with Western Slope HOA Management

MEETING CALLED:

This is a formal e-Board meeting to approve the attached Evening Breeze HOA 2022 budget. Please note the following:

- Funds were added in the landscaping item for snow removal on the sidewalks along Ottley from Juniper to the west end of 401 Breeze Drive. Funds also include the usual weed killing and leaf blowing at the entranceways.
- The increase expense for irrigation is an estimate based upon what has been charged in the past. Some months ago I read in the Sentinel that there could be a greater than usual increase from Grand Valley Irrigation due to the drought, however, I was unable to find any information that it was approved.
- If you have any questions or suggestions for changes, please let me know.

DISCUSSION:

There was no discussion or input.

VOTING RESULTS:

I went to set up our voting poll on Doodle and they no longer provide that option!! (The company was sold several years ago.) Until I have time to do research for another on-line free service, please simply reply to all with your “yes” or “no” vote. Once approved, I will send out the usual Minutes.

Rich Meck – voted YES
Austin Mullenix – voted YES
Susan Rawlins – voted YES
Meredith Walker – no response (as of 4/6/2022)

Budget approved with quorum.