

**Villa Del Oro Condominium Association**  
**Minutes of the Saturday, May 28, 2022 Annual Meeting**  
**11:00 am at Villa Del Oro, 580 Bookcliff Ave, Grand Junction, CO 81501**

President Larry Kempton called the meeting to order at 11:03 am. Owners attending in person were Larry (8), Samantha Swingle (19), Marianne Mercado (5), Judy Johnson (16) and Ceanna Ryndfleisz (9 & 22). Owners represented by Proxy were Units 27, 10, 1, 21 and 17. These 11 Units met & exceeded the quorum requirement. Also in attendance was Tracey Heritage of Western Slope HOA Management.

The Minutes from our last Annual Meeting on January 18, 2020 were reviewed and approved as submitted.

The 2022 Budget was reviewed, but the Budget was officially approved by mail-in vote in January 2022 by 11 to 0. Villa has been successfully contributing at least 10% of annual revenues to the Savings Reserve funds, which is CCIOA advised, and our current cash-on-hand is over \$ 72,000.00. The Board has also been accomplishing many condominium projects such as painting, structural welding, boiler and water heater repairs, boiler room roof, exterior lighting and other projects.

The swimming pool and grounds looked especially great and it was opening day for the pool. Phil has done a great job for us & has kept expenses down.

Sewer line drain cleaning continues to be our major on-going problem and expense; all Owners are asked to make sure disposals are in good working order and tenants understand how they should be used (no grease!). The members present would like to continue with steel infrastructure repairs and beautification. The overhangs should be acid etched and painted. Finding a person/company to do this work has been elusive, but we will continue efforts to find them. The water heaters (not boilers) were cleaned this Spring and it was thought they may be nearing the end of useful lives.

The election for the Board of Directors was held by written ballots. Elected by majority vote were Larry Kempton, Don Waterhouse, Samantha Swingle and Marianne Mercado. The Board roles were determined and there will be quarterly BOD Meetings. The next meeting will be Tuesday, August 9, 2022 at 6:00 pm. Marianne volunteered her home for the meeting. Everyone decided to check their schedules and the meeting time and place will be determined soon.

Respectfully submitted in the absence of a secretary,  
Tracey Heritage, Manager  
6/15/22