

# **CCHHOA Board of Directors Meeting**

**October 24, 2024**

**The meeting was called to order at 6:30 PM.**

**In attendance:** Kyle Dickson, Cathy Fletcher, Mike Daniels, Linda Wieland, Mike McDonald

## **Officer Reports:**

**Treasurer:** (Cathy Fletcher) – Cathy reported that our operating balance on hand as of 10/24 is \$8061.12. Total cash on hand is \$19,360.45 (operating balance plus reserve funds). She paid a bill for attorney's fees of \$2960.00. Linda stated she has renewed our state licenses (DORA) that were due in October and will submit a bill for reimbursement totaling \$68.00. Kyle will renew our operating CD (\$6500.00), which is coming due, for 4 months at a rate of 4.75%. Kyle also will be in on a Zoom call regarding HOA budgets. Our budget should be ready in December. A discussion followed about deposits to our Reserve Funds - when we reach a goal amount, should we lower annual dues or do a refund back to homeowners. No decision was made, we need more discussion, we will keep this as an agenda item.

**Secretary:** (Linda Wieland) – Status reports were requested from the relevant Title companies for the Sun (762 Continental Ct.) and Derrick (2699 G1/2 Rd.) homes. These homes did not close and remain on the market.

**Vice President:** (Mike Daniels) – Mike D. asked about the status of the votes that have been returned. Mike McDonald reported we have received 17 completed ballots as of 10/24 regarding our Amendment to Declaration - STRs referendum. Mike Daniels suggested we contact the remaining homeowners to urge them to turn their votes in. The board

members have divided the names of the homeowners who have not cast their vote yet to contact them and encourage them to vote.

**President:** (Kyle Dickson) – Kyle discussed that it is important to maintain transparency in all communications with our homeowners. With that in mind, all communications from homeowners that he has received, and his responses regarding the STR vote, have been put out to the membership via e-mail for their information. A question was raised as to who is responsible for the land to the North between the fence and Highway 70. The weeds in that area are a fire hazard. Re a previous call to the fire department, we were told that the area is the city of Grand Junction’s responsibility. No weed mitigation has been done there to date. It was decided that we need to call Code Enforcement, along with calls to the police and fire departments to see what can be done. The Board will also research the costs associated with hiring a weed service for the area on 27 Rd. between homeowner fences and the road. We will also look into the use of “Ground Clear”. Kyle passed out to the Board copies of 2 new forms we will be using: the Formal Complaint/Violation Form and Notice of Alleged Violation/Request for Hearing Form. These forms are accessible on the HOA web-site. Mike McDonald suggested we put a date, form I.D. and a revision # on the forms. This was approved by the Board.

## **Committees**

**Architectural:** Julie Drake has submitted plans to build a trash can enclosure. The architectural committee could not give their approval as the plans were deemed to be incomplete. Mike Daniels spoke with Julie and explained the problem to her. She also has suggested putting a concrete slab for the cans behind her fence. Mike Daniels and Mike McDonald will work with her on a plan to help solve the trash can problem. It will need to be resubmitted to the architectural committee. She is out of town right now but they will contact her when she returns.

A discussion also followed as to landscaping in backyards. It was determined no approval is needed for backyard landscaping.

**Irrigation:** Mike D. and Kyle will be shutting the system down on 10/26. Gary will blow the system out on 11/2. Mike will go to watch him when he does this. Mike and Kyle will paint the shed and clean it up the inside over the winter. They will check to see if the pressure relief valve needs to be reset and we need pipe supports that are screw jacks. There will be a few expenses. We now have a completely rebuilt pump on stand-by.

**New Business:** The HOA End of the Year Statements are due by January 10<sup>th</sup>. Income Taxes are due and Kyle will check on when their due date. He knows it is not April 15<sup>th</sup>. We have no income taxes due. Kyle will approach Mary Day to formalize the agreement that the pump house can stay where it is. He will check the plot plan to see dimensions, etc. This was not the original site in the development plans.

**Old Business:** No reports

**The meeting was adjourned at 7:50 PM.**

Minutes respectfully submitted by,

Linda Wieland

CCHHOA Secretary