

Wedding Canyon Estates II Owners Association Board Meeting Notes

Date/Time: Tuesday, May 10, 2022, at 1:00pm

Meeting Adjournment: 3:39 pm

Location: 1810 Double Ring Court, Grand Junction, CO 81507

Roll Call

- Kniffy Hamilton
- Greg McCarty
- William Bauman
- Julia Montgomery

DRC form submissions. No forms submitted since the last BOD meeting.

Budget

- Currently we are over budget with our billings because expenses were more than anticipated for:
 - extended HOA management support
 - legal actions
 - the insurance premium
- One member is in arrears for the March Q1 assessment.
- With full collection of quarterly assessments and the special assessment by July 31, 2022, the budget should be in order.
- Based on the individual Bray accounting statements sent to members dated April 30, 2022, the board suspects that Bray may have missed the Q2 billing for regular assessments. The board will contact Bray to determine status and options.
- The year-to-date revenue calculation on the March 2022 budget was questioned by the Board when reviewing the report. Bray Accounting will be contacted to get information about the calculation being used.
- If WCEII finds itself facing extended legal action, a second special assessment will likely be required. The Board agreed that they would put this to a vote of the membership.

Policies. The board discussed the nuisance and flag policies. Bray will be contacted with the edits and updates.

- A nuisance policy was added because a member of the community aggressively pursued our Bray HOA agent in a vehicle across a highway and onto two additional streets while the Bray agent was conducting Bray contracted services for the community.
- The flag policy was necessary because the law changed last year rendering our CCR void.

Executive session. The board discussed violations and legal topics.