

HOA meeting 11.30.21

Zoom: Mable Cameron (3137 Grama), Marc Steele (3128 Bevill), Bridgette Aden (3127 Bevill), Steve Bobrick (3127 Grama), Olivia Larson (3125 Bevill Avenue), James/Ashley Donovan (3125 Grama Ave)

Zoom-Nathan Underwood (7:12pm/3133 Bevill)

Zoom-Fernanda Ragsdale (7:25pm/3137 Bevill)

Greg Kiehm (3132 Bevill Ave)

Hardy/Stephenson home

Lauer home

Patti/Tom 3128 Grama

Janet Willbanks-3126 Grama

Nicole Crow-501 Indian Rye

Marci-3138 Grama

Kim and Ron Mitchell-3136 Grama

Scott Cloud (3148 Grama)

Begin at 6:39pm

Water: tap-we don't have water rights. Very expensive.... Haven't explored a lot due to cost and issues getting water. **The amount of the water tap will begin at 8500.00 per Clifton Water**

Water rights/Applewood South owns some shares of water. **We may be able to lease a share of water and use an existing users lines for our property.**

James mentioned several times to do landscaping just to the ditch where we know is ours and not worry about the part that does not belong to us. **The HOA Board member met with Blue Star Landscaping and will be receiving a bid from them to level the common area on the northwest side of Bevill and level, lay landscape material and rock the south west side of the common area.**

Mable suggested Oak Supply has weed killer that lasts a year.

Our subdivision does not own any water rights

Charlie @ **Grand Valley Water** talked to Marci/Kim and they said we can use water. **Grand Valley Irrigations office is currently closed and a message was left to talk with a manager about water.**

Consider astroturf? Several people suggested astroturf.

Get quotes and talk to landscaper then come back together to discuss after that.

Bridgette suggested Juan Herrera-970-640-7668

Jesus Fuentes-970-589-2169

Fence to block canal-can do it now-don't wait. **The deposit has been paid and work on the fence will begin before the water flows. The permit has been applied for.**

Will need to ensure all appropriate parties have access to gate we put up near the canal area.

What type of fence should we do? Tan, vinyl fencing/Keep it 6' tall (only North side by canal). We should not do the West part.

Many people barrel through that road next to the canal-may get better now that 31 1/2 road is open.

Also fencing around the pond? - Nicole Crow talked to the city-it does not have to be fenced per them. We could do a vinyl split rail fence-tan-to keep it matching.

Money for the damage from construction (\$12,000 the HOA members think but not positive)-it is in a trust. We do not have access to that right now. Stephenie Stephenson will call Kim Kirk about this. The amount in trust with the city is 7500.00

Last house is about done-very close to done. - **Complete**

President/Secretary positions open. - **All positions filled**

James and Mable-prefers those of us in the subdivision run the HOA

Kim and Marci-get an outside company for assistance? Marci suggested 1-2 year startup

Heritage Property Management/Bray Property Management-Mentioned by Patti. She said she has used them and they have had some issues and they aren't sure what the charges would be for that.

James mentioned we would need to have a lawyer in order to have assistance from a property agreement company.

Scott suggested no property management company

Nicole mentioned having someone who would do just consulting

Legal advice needed for the people who are out of compliance regarding landscaping.

8 months from closing or 1 year from HOA establishment? **We are considering consulting with Davis Law Group about non-compliance issues and general setup with the HOA.**

President-Nicole Crow (all agreed)

Secretary-Olivia and Keene (all agreed)

Board member-James Donovan (all agreed)

Current Vice President-Matt Lauer

Current Treasurer-Stephenie Stephenson

2022 Dues-Due in January every year. (If you close in December, you paid a small amount at closing and then you will need to pay again for the upcoming year's dues).

Majority vote was for \$300/year (earlier in the year this was voted on and again today).

Checks should require 2 signatures. Home Loan is the bank we currently use. People would like to use a different bank-the one we use aren't user-friendly. **Stephenie Stephenson will seek out a different bank.** One with some interest-bearing capabilities would be beneficial. **Banking has not changed at this point.**

Meet again in March 2022 to talk about everything again and see where we are at. March 5-10am. A zoom will be sent out as well.

Pioneer Meadows HOA is now registered with DORA and in Good standing with the Colorado Secretary of State.