

**Pine View HOA
Meeting Minutes
March 14, 2023**

The Meeting was called to order by Alicia with Lighthouse Management.

Introductions of the Board of Directors & LH Management were done.

The Owners were asked to sign in on the chat box. LH did not receive any proxies for the meeting.

Amber asked about the legal fees that are on the budget and how the HOA would recover those fees. Ron stated that the owner is responsible to pay the legal fees, but until they pay those the HOA pays the invoices and assesses those fees to the owner's account. When the fees are recovered, they are then reimbursed to the HOA account. It was also brought up that there are times when those fees are not always recovered but the Association does its best to collect all legal fees. If a property goes into foreclosure, under state law the HOA can only collect 6 months of the assessment.

Amber also asked about delinquencies. There are 5 delinquent owners as of December 31, 2022, with a total of \$2,076 owed. Alicia with LH is working on collecting the delinquent balances.

Foreclosure on homes was discussed and there is one home currently in foreclosure. An owner was unhappy as he states that home decreases their property values since the property is not being properly maintained. Ron stated that the HOA can go in and clean up unkept properties, but that it can be very pricey and is a risk to the HOA and it's vendors as essentially entering an occupied property would be trespassing.

There was a question about a reserve fund account that had money in it but is apparently no longer there. Ron explained that the Association was with another management company at that time and that the company apparently used the funds for a main irrigation break. The HOA then began self-managing for a short time before Ron became President and brought on Lighthouse Management to help.

Amber doesn't think the owners should be paying for legal fees or have their fees increased for those owners who do not pay their fees. She also thinks the late fees are astronomical. Late fees are \$25.00 a month.

Ron Metzger wants to know if there was a possibility of changing the rules and regulations. Ron Abeloe stated that 67% of owners would have to vote in favor of the changes and then an amendment to the CC&Rs would need to be filed with the Mesa County Clerk and Recorder.

Ron asked if any owners would be willing to be on the Board of Directors. He is willing to stay on the Board as well as Amber & Brian. No other owners volunteered. The Board remains the same at this time.

The budget was brought up. Amber does not want to include legal fees in the budget and proposes a \$25 increase to bring the annual assessment to \$125.00. Ron Metzger, Sue Ellen Rodwick agreed. All the owners present agreed that they do not want the HOA to pursue a matter that would include legal fees. All owners voted in favor of increasing the assessment to \$125.00.

Owners would like an inspection of the neighborhood to be done for trailers. Owners were encouraged to submit complaints to LH.

Amber would also like to call a special meeting to discuss the CC&R's & changing them. The Board will schedule that with LH & a notice will go out to all the owners.

Ron Abeloe motioned to adjourn at 6:46 PM; The motion was seconded by Laura and the meeting was adjourned at 6:46 PM.