

HOA MINUTES

2021 Elmwood Heights HOA Annual Homeowners Meeting

Date: November 4, 2021 Time: 7p.m. Place: Fruita Community Center
Meeting called to order by Dan Moore, Board President

Attendance

Fifteen (15) homeowners were represented in person. Five (5) homeowners were represented by proxy.

Secretary Pat Moore certified a quorum present to conduct the business of the membership.

Approval of 2020 Annual Meeting Minutes

Due to pandemic issues, no in-person 2020 HOA annual meeting was held. The proposed 2021 budget was sent out in November 2020, by the 2020 BOD to all homeowners. The general membership electronically approved the proposed budget and landscaping contract.

Motion made and seconded to approve the 2020 report. Motion carried.

New Business

Introduction of New Homeowners

Multiple new homeowners were introduced, and welcomed to the neighborhood.

Financial Report and 2022 Budget Approval

The HOA Financial Manager was absent due to extended illness. The HOA treasurer presented the 2021 financial report, which is current as of October 31, 2021. She then presented the proposed 2022 balanced budget and noted that the HOA had obtained their goal of \$7000.00 in the rainy-day fund. This will allow for a reduction in annual assessments to \$540.00. The Special Assessment will continue to be \$160.00 annually.

The ACCO and HOA Water Managers have recommended approval of the landscape contract with Maple Leaf Landscaping. Motion was made and seconded to approve the landscaping contract. Motion carried.

Motion was made and seconded to approve the 2022 budget as presented. Motion carried.

ACCO Report and Presentation of Members for Board Approval

The ACCO chairman, gave a report on the 2021 ACCO business. An ACCO member presented the new ACCO/Board approved composite fencing samples for members to examine.

Four homeowners were presented for Board approval as ACCO members for 2022. Motion was made to appoint the ACCO members as presented. Motion carried.

Water Manager Report and Presentation of Members for Board Approval

The lead water manager discussed the issues that have been dealt with throughout the summer irrigation season.

Questions arose about the plantings along Mesa Street. The water managers, explained that some issues were encountered with dirty water in the lines, but all was fixed and working well. The managers monitor that area on a frequent basis.

It was noted by the membership that the common areas were very well maintained this past summer.

The lead water manager informed the membership that he was changing places with one of the assistants, but that all three managers would be willing to continue to serve in 2022.

The three water managers were presented for Board approval as the HOA Water Managers for 2022. Motion was made and seconded to approve their appointment. Motion carried.

Change in Pet Policy

A homeowner requested that the CCRs be changed to require all pets to be leashed while on HOA common area property, and on sidewalks, in the HOA. It was noted that the pet policy is addressed in the Covenants, Conditions and Restrictions document. Any change would require approval of 67% of the homeowners. Many members present felt the policies in place are adequate.

A discussion then ensued about whether the City of Fruita had control over our Common Areas and whether the City leash ordinance overrode our Common Area rules. The Board explained that the City Manager notified the BOD, in the spring of this year, that our HOA could publish and enforce reasonable rules for our Common Areas as long as they were the same for members and the general public.

Motion was made and seconded to keep the pet policies, as published in the CCRs, unchanged. Motion carried.

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Motion to Limit Legal Expenditures

Motion was made as follows:

“I make a motion to limit the amount of HOA funds that the HOA Officers can expend in any calendar year to \$500.00 without obtaining the approval of the general membership at a special meeting called in accordance with the stipulations so set forth by the CCRs and By-Laws. This limitation shall not apply if the HOA Officers are required to answer a legal summons by any court having jurisdiction in Mesa County. However, the HOA Officers shall be required to notify the general membership, as soon as reasonably possible, of any court summons that would require increased expenditures of homeowner dues.”

After membership discussion, motion to approve was made and seconded. Motion Carried

By-Law Revision

Motion was made and seconded to approve the HOA By-Law revisions as presented. Motion carried.

The HOA Secretary will record the amended By-Laws with the Mesa County Clerk and Recorder. A copy of the By-Laws will then be sent to each homeowner.

Nomination and Election of HOA Board of Directors for year 2022

The following HOA members were nominated to serve as Board Directors for the year 2022. Luis Sampayo, Dan Moore, Albert Padia, and Pat Moore.

With only four members nominated, the membership voted to approve their election by acclamation.

Adjournment

With no further business before the membership, the 2021 HOA annual meeting was adjourned.

Submitted By: Pat Moore, 2021 Secretary
Elmwood Heights HOA