

GROVE CREEK HOMEOWNERS ASSOCIATION  
JANUARY 27, 2010  
BOARD OF DIRECTORS MEETING

OFFICERS

President        Jean Rupe  
Vice President   Adam Camacho  
Treasurer       Steve O'Dwyer  
Secretary        Delma Killinger

Our meeting this month started at 6 pm in a private home. Linda at Heritage Property Management joined us.

We approved the 2010 Budget that Heritage Property Management presented.

CW Landscape Services for 2010 were also approved.

Our Homeowners meeting will be held on a Tues, hopefully the 23<sup>rd</sup> of March. We are waiting to get permission for the meeting from the local grade school. The last meeting for all homeowners was Feb. 10, 2009.

There is damage to the white fencing when you come into Grove Creek from D ½ road. Apparently this is a favorite target, as damage always occurs.

Linda will get a estimate of fence repair and she suggested we Reverse the cross slats to put the damage ones on the inside. One fence post Needs to be replaced.

We discussed what information will go into our newsletter to all homeowners. The date and time of our meeting, Agenda for the meeting, information on the Violation fines, yearly Homeowners dues and late fees. The letter needs to be Sent 30 days in advance of the meeting.

We are checking all mailing addresses for our homeowners, as some have changed, And mail is coming back. People are also stating they did not get our letters.

Our water bills are high and we discussed how to save on those in the future. Perhaps Get rid of some of the grass, but landscaping would also cost, so we decided not to Pursue that direction.

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Our outline of fee's for violations and late fees will be put in our newsletter. After 3 months  
A fine of \$200. Per month will be sent out for violations that do not get corrected.  
Linda has written a letter about our neighborhood and the need to keep it cleaned  
Up and nice, so we can all be proud of it.

Statements to homeowners will be mailed out on a regular basis for amounts due.

We voted down a 72 hr. parking allowance like they have in Grand Junction and Fruita  
For trailers and other items parked in front of a home, as that would require a volunteer  
To check these address and we simply do not have people who will sign up to help.

Letters on complaint forms have been mailed to Heritage Property are being sent  
With violations each month, but the people who send them, do not sign their names,  
Nor do they offer to help. Our forms require you sign your name and we do not  
Give out that information to anyone. We would love to have them help, but will  
Not read those complaints anymore. We have 2 people who go around each  
Month and check on the properties. They turn in a list of violations. So if you  
Want to help, volunteer, and sign your names.

Linda explained in detail how she records violations and keeps track of them,  
Also the fines recorded for each address. Liens are put on properties who  
Do not pay. We do send attorney letters. What do we do with people who  
Do not care to keep their trash/property up?  
This topic requires time and a difficult one to enforce.

Our violation list has gotten much smaller and the neighborhood is looking great.

Our meeting adjourned at 8:00 pm.

Respectfully Submitted,  
Delma Killinger, Secretary