

Grace Park II Condominium Association Inc

General Membership Meeting

March 6, 2010

10:00am

The meeting was called to order at 10:05am in the Lions Room of the Fruita Civic Center. Those present were: Kerry Coleman (Board-President), Josh Fritz (Board-Vice President), Erica Steinkamp (Board-Secretary), Jeff Eisenman (Board Member at Large), Layne Whyman (Board Member at Large), Russ Peterson (Maintenance), Linda Edwards (Heritage Property Management), Jenna Reed, Karen (KC) Ewall, Pat Johnson, Elaine Sapp, Jim Greasley, Jeanne Thoele, David & Melinda Johnson, Nicole Surad, Jason Carlson, Lain Turgeon, Jeff Parsons, Raymond Fowler and Margie Baleztena. Units represented by proxy were: Ericka Harper, Jan Tabaka, Juanita Raney, Nancy Eaton, Sharon Jackson, W.T. Stevens, Nancy Davis, Bill Hanna, and A.D. Fuller. With 35 units represented a quorum was established.

Kerry called the meeting to order and Erica read the Annual minutes from January 9, 2010 out loud. KC asked if there were copies of the revised budget available. Kerry had one hard copy in her file, but noted it was available on the website as well. Layne motioned for approval, seconded by Josh and approved by all in favor.

Kerry began the carport discussion by sharing three bids.

Baja Construction	\$166,401.00 (43) Two Space Carports
Keystone Construction	\$2750.00 per One Space Carports (Steel with 30 Yr warranty)
SDL Construction	\$3000.00 to Replace only posts on existing (2 Space Carports)
	\$7700.00 to Demo & Replace with 6x6 steel posts, wood frame, metal roof. (2 Space carport)
	\$4180.00 to Replace posts with 6x6 Steel, replace existing roofing & drip edge, re-use wood (2 Space Carport)

Dave and Melinda Johnson provided a bid from MOR Storage for approx. \$5650.00 to \$6200.00 for replacement for each 2 space carport. The Board expressed that they don't want the carports to be money pits requiring constant maintenance and would like to replace them with all metal/aluminum rather than wood or demo them all. American Family audited the property and the condition of the current carports has them very concerned. Everyone present expressed their concerns with their own finances, especially Pat Johnson. Times are tight right now for everyone, as well as the members of the Board, and we understand this which is why we are looking for the best possible

solution. Layne spoke of the phasing the project and with the current budget 4 could be done per year and completed within 5 years. Kerry corrected that statement and at 4 per year it would take at least 10 years to complete, also the current budget does not allow for any carport replacement. Layne mentioned a report that was done in April, 2004 suggesting ways to brace the carports to get more life out of them, nothing was done to the existing carports but as they were replaced Layne noted that metal support beams have been used. Deming all of the carports at one time and replacing so many a quarter was also discussed. Fixing the carports and not replacing them was discussed. Strips of 2-14 space carports vs. current 2 space carports were discussed. 4x4 steel posts vs. 6x6 steel posts were discussed. An engineer report recommended 6x6 posts while MOR Storage went with 4x4 steel posts. Funding from a special assessment, bank loan, the operating fund and increasing the monthly dues was discussed; as well as a combination of all. After a lot of talking, a lot of options and plenty of frustration had by all it was decided there was not enough information to make a decision on the issue. Many were frustrated because the increase in monthly dues two years ago was to be partially used for capital improvements but have not been put towards anything. Currently the association has approx. \$70,000 in all accounts, versus only a few thousand dollars 2 years ago. Others were frustrated because they feel a solution needs to happen now since this has been an ongoing problem for several years. Some Board members and audience members were frustrated because the HOA has not taken care of this problem previously when it was brought to their attention in the noted report. Layne as well as some of the other owners disagreed and they felt that other HOA Boards had indeed addressed this problem. Kerry reminded everyone we are all a part of the HOA and the HOA is not some magic entity that will pay for our problems. Every Owner is part of the Association and therefore equally responsible for these expenses. All Owners are welcome to come to the Board meetings and Annual Meetings and participate.

Layne noted that she had spoken with a Realtor and the approximate value a carport adds to a unit is \$10,000 to \$15,000. Kerry noted the approximate value in rental is \$50.00 per month. Kerry also suggested that if we gained covered spaces by grouping the carports together that we could possibly lease those spaces back to residents to offset the cost of building them.

Pat Johnson suggested the gentlemen in the room with construction backgrounds take over the bidding process and form a committee. Dave Johnson, Lain Turgeon and Jason Carlson stepped up and formed the Carport Construction Committee. The Committee will draft specifications so the bids can be done and compared equally. Layne motioned for the carport committee to create a request for proposal (RFP) for construction of a double carport, a long strip carport, bid length of up to 3-5 years. Steel posts with metal roofing, wood or steel or combo with metal fascia. Not to include storage unit replacement, to include demo. Motion was seconded by Josh and approved by all in favor. The members present agreed that once this info was provided, they would be in a better position to make a decision on replacing the carports, if they would be done in phases, and how to finance their replacement or if the carports were a lost cause and should be demoed and not re-built. Dave requested a copy of the Engineer specs which

Kerry will email to him along with all of the proposals and contact information for each company. The Committee provided Notice of Meetings was discussed; Pat Johnson believed they should be sent out Certified Mail based on a paragraph in the Covenants. Kerry noted that the By-Laws do not require this; they only need to be sent regular mail. Kerry noted that it was not fiscally responsible to spend over \$500.00 per mailing to send them Certified. The majority of the Board agreed not to send them Certified, but did agree to send a copy of the agenda along with the notice and proxy on brightly colored paper. Heritage sends them out in the monthly statement with a sticker on the outside also notifying about the meetings.

Kerry asked if anyone would like to volunteer for the Board Member at Large position. The spot is currently available due to Steve and Amanda Sparks selling their unit. Karen (KC) Ewall volunteered for the position. Kerry motioned for approval, seconded by Dave and approved by all in favor. The Board would like to welcome and thank KC for joining the team.

Next meeting will be April 17th. The time will be announced on the agenda.

Meeting adjourned at 11:50 am

Grace Park II Condominium Association Inc

Board Meeting

March 6, 2010

12:05pm

The meeting was called to order at 12:05 pm in the Lions Room of the Fruita Civic Center. Those present were: Elaine Sapp, Pat Johnson, Karen Ewall (Board Member at Large), Jeff Eisenman (Board Member at Large), Russ Peterson (Maintenance), Kerry Coleman (Board-President), Josh Fritz (Board-Vice President), Erica Steinkamp (Board-Secretary) and Layne Whyman (Board Member at Large), With six board members of seven present a quorum was established.

Kerry asked if The Board meeting minutes from January 9, 2010 needed to be read out loud. Those attending declined having the minutes read out loud. Jeff motioned to approve the January 9th minutes, seconded by Josh and approved by all in favor.

The first topic of discussion was Elaine Sapp's pipe issue. The Board approved for Russ to open the ceiling through a previous hole and insulate and strap the pipes down. Since the unit above Elaine is vacant, he will be able to test to make sure the insulation/straps have solved the problem, or at least lessened the noise. If the noise has been reduced Russ will have a drywall company come out and patch the hole. If this doesn't resolve the problem, the Board may choose not to do anything further as no other reasonable solution has been proposed.

The basketball hoop on the property is in need of repair. The pole holding the hoop up is cracked and needs to be welded. The Board approved having a welder come out and repair the pole. Russ has made several trips to the dump to dispose of broken concrete, tires and other misc. debris that had gathered around the maintenance shop. In the many trips to the dump, Russ picked up a flat tire in his personal truck. The Board approved to pay for the repair or replacement of his truck tire.

The floor was turned over to Russ to go over some maintenance project requests he has.

-Downspouts: Almost every building has a down spout that needs to be repaired, and or re-secured to the building. Approx. cost for project is \$350.00- \$400.00. The request was approved.

-Fence Repair: The fence that runs the perimeter of the property is in bad shape. There are 100 pickets that are in really bad shape and need to be replaced, as well as several posts that are bowed and need to be replaced. The fence is only stained on one side. The Board would like to stain/seal both sides of the fence in hopes of getting several more

years out of it. Layne motioned for a budget of up to \$2000.00 towards the fence repairs, seconded by Josh and approved by all in favor.

-Swamp cooler covers: Russ asked for some assistance in the swamp cooler start up due to his heavy schedule in the spring. The Board approved hiring Seth to give Russ a hand. Russ needs to actively participate so that he can handle any repairs that are needed over the summer. Seth will work on the roof and Russ will work inside each unit to move the process along as smoothly as possible. The Board has asked that they take measurements on each cooler so that we can price the cost of covers for the following winter season. Layne suggested budgeting money for the replacement of motors, but it was decided approval was not needed for this and it would be paid for out of the maintenance budget.

-Lawn Mower: Russ was given approval to buy a lawn mower up to \$2500.00. Russ has been in contact with John Deere and they will let him know if a good one becomes available. The utility cart purchase will be addressed in the future as a mower is most important now.

Lastly, The Board discussed a Community Garden going where a common area had previously been discussed. The round circle already has dirt and bark in it, so a couple loads of top soil would have the area ready to go. Pavers and a couple picnic tables would be added to add to curb appeal and make the area inviting from the street. A couple members were concerned with the kids playing in the garden, stealing the grown veggies and making a mess with them. It was decided to bring up the idea at the next general membership meeting and see how the community members felt. Josh will work out the numbers on the cost of topsoil and provide those as well. In the meantime, Russ was given the approval to fill in the holes in the cement slab since a gazebo will not be installed and picnic tables will be purchased for that area. Kerry will bring a catalog to the next meeting so picnic tables can be selected.

Russ' three month review will be discussed at a later time.

Meeting adjourned at 12:56 pm