

**The Homestead in Grand Junction  
Homeowners Association  
Minutes - May 12, 2010 Board Meeting**

The monthly Board meeting was held at 5:30pm at 2461 F ¼ Road – Unit 341. Attending were Martin Temple-President, Robert Burkey-Vice President, Bernie Lange

**Financial Report**

All financials from Heritage were sent by email to all Board members. Martin distributed an Income & Expense Comparison report that was prepared by him. All expenses looked normal.

It was noted that we Budgeted \$4,750 for painting but the total cost was \$5,000 due to some rotted column bases that had to be repaired.

It was noted that payment of HOA dues was improving. Several people got caught up but we still have a large percentage of owners (14%) that are not paying by the required time. These people are being assessed \$25 late fees and in some cases liens placed upon their units. The Rules & Regulations (page 8) clearly state that all billings are due within 60 days of the billing date. Some people seem to think that they can pay by the month. They can't!

For those that don't know, Unit 511 was foreclosed upon and sold at auction. This cost the HOA \$1,221 because the State of Colorado only allowed us to recover 6 months of dues. The Bank has first shot at the money recovered after we get our 6 month of dues. This means there is nothing left, they lost money too.

**Building Maintenance**

Buildings 2, 3, 4 and the Pool/Mail room painting have been completed. Everything looks good. Buildings 5, 6, 7 and 8 will be power washed in July and are scheduled to be painted next year.

There was a discussion concerning the December freeze. This spring, when we turned on the irrigation water, it was discovered that the irrigation system ball valves for all buildings except 8 had frozen and had to be replaced. This coupled with the other frozen pipes in Buildings 2 & 6, turned out to be an expensive winter. By a unanimous vote of the attending board members, a decision was made to install heaters in the utility rooms of each building (except building 8 which already has one). The cost of this will be \$3,300. The cost is greater than expected because there is no HOA electricity in the utility rooms and will require rewiring.

**Grounds Maintenance**

Martin reported that the curbs on the west and east ends of our property were painted red and several "NO Trespassing, No Parking, No Dog Walking" signs were Installed. Three bids were taken for the signs. Buds Signs was the low bidder for the signs. Three bids were also taken for the painting of the curbs but the low bidder never showed up so we used Patrick Hayes of All Around Handyman Services. Total cost (signs & curb painting) was \$1,047

A review of the Bookcliff Gardens landscape work is good. Also noted was that this year we have a lot of dandelions. Bookcliff spent two days spraying the whole complex for weeds. They have 8 to 10 people working every Wednesday.

**Pool Operation**

Martin reported that maintenance for opening of the pool is schedule for May 17-21. We hope to have the pool open by the 22<sup>nd</sup>. Again this year, Robert Burkey volunteered himself and his wife to shoulder the responsibility of keeping the pool filled. Again this year, our pool maintenance provider is AquaTime. They did a good job last year (and there is no other company available).

The meeting was adjourned at 6:40 pm