

**The Homestead in Grand Junction
Homeowners Association
Minutes - July 15, 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 Sec/Treasurer, Sylvia Rael, Denzil Harward.

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. Other than pool issues everything is status quo.

It was noted by Martin that the Fidelity Bond has been switched to American Family Insurance. The Policy was obtained for a 3yr period to save about 1/3 of the cost. This will show as an over budget item at year end.

Collection of dues had been improving but has reverted back to a large volume of delinquent owners. We still have several people greater than 6 months in arrears. There was a suggestion that we post the names of these delinquent owners on our bulletin board. Food for thought!

Building Maintenance

Due to the problems caused by the December 2009 freeze, Heaters were installed into the utility rooms of all Buildings. The Heaters will be activated at the time of the winterization of the irrigation system. This can be done from the outside of the buildings. The cost of this was \$3,300.00.

The Board approved the power washing of Buildings 5, 6, 7 and 8 for the end of July. The cost of this is \$900.00

The Board discussed a design problem with Denzil Harward's garage that allows water from the sprinklers to seep under the garage door into his garage. He was referred to Lloyd Hunley to check on what was done with another Owner's garage.

Grounds Maintenance

The grass around the area where we had the 9 trees removed last year seems to be coming along nicely. Martin reported that three dead trees on the west side of the complex were removed this year at a cost of \$150.

A review of the Bookcliff Gardens landscape work will be evaluated at a later date prior to the signing of a new contract.

The general consensus of the Board is that the "No Trespassing" signs and painted curbs are very effective regarding the parking issue. Unfortunately, Residents still want to park in front of their Units, which causes some problems. The idea of assigned parking came up but was quickly dropped because it proves to be ineffective.

Repair work on sidewalk in front of Building 6 needs to be done eventually but it is not high on the priority list. The Board will check rates and discuss at a later date. It could be done by a Handyman with ready mix cement.

Pool Operation

The pool was opened a week later than anticipated due to the slowness of our Pool Maintenance Company, Aquatime. We have also asked Aquatime not to do any maintenance on our equipment. It appears that we are being overcharged on maintenance (\$70 per man hour is double the normal rate). Our normal equipment repair is done by Al Ray Heating & Plumbing at \$44 per m/hr. We have had to make several equipment repairs this year. More problematic than in years past due to wear and tear. The pool is 10 years old this year. Some repairs have been made that should have been done long ago but were done in conjunction with new repairs. Normal Maintenance - Pool cleaning / chemicals/ bathroom supplies is averaging about \$500 per week. Repairs done this year are; Preparing Pool for Opening - \$1,029.07, Water Heater repair - \$317.91, Water pump bulkhead repair - \$292.05, Rebuilding of Water Pump / Heating System - \$1,725.22. Cost so far (thru the end of June) is \$5,867. Pool maintenance costs will be over the projected budget for the year.

There is some Tile repair needed but it can't be done until next year or when the water is at a low level.

We are having trouble with some residents sun bathing with pool furniture in the pool, which damages the surface. A sign has been posted suggesting banishment if caught with pool furniture in the pool.

Miscellaneous

An owner wants to put decorative lawn art in front of his place. The Board unanimously voted not to approve it but because there are 60% of owners in violation of the CC&R's on similar items, voted not to stop it either.

We have had a rash of people putting construction materials into our trash bins. This is prohibited and must stop.

Martin Temple submitted his resignation from the Board of Directors, effective September 17, 2010.

The meeting was adjourned at 6:55 pm