

MINUTES OF ANNUAL MEETING
OF THE SHAREHOLDERS

5:34 –

Quint Shear, one the partners in the subdivision, Treasurer, David Bagg, President
Looking for volunteers to take over next year.

Introduction:

1. Polly and Scott Robinson, 409 Belle Canyon.
2. Lynette and Eric Wilhelm, 2190 Granite Falls Avenue
3. Elizabeth and Will Brookmeyer, 2189 Knolls Canyon
4. Connie and Tom Cogburn, 414 Pollock Canyon Avenue
5. Kathy and Sean Howell, 2185 Knolls Canyon Avenue
6. John Thomas, Development Partner
7. Amy and Robert Mohler, 2188 Mescalero
8. Judy Dyrud, 2198 Granite Falls Court
9. Carol and Mike Lopez, 2199 Granite Falls Court

Proof of Notice was presented.

Trying to meet requirements for annual meetings. First Annual Meeting is being recorded and will printed out for review.

Quint – CFO of Granite Falls and takes care of the HOA budget and Quint presented and explained financials the budget.

BUDGET:

Quint shares the current 2020 Proposed Budget. Dues \$375 per year. Last year 31 lots. 60 lots have been developed so far. Quint explains each line item in detail. We felt that the dues did not need to be raised this year. John questions the Colorado Common Interest Ownership Act require of us for reserves. Quint responded that we are not required. When it is turned over to the homeowners, we will have a requirement. Based on number of lots, we fall well within it

this year. At the end of this year, we will have \$4,800 in cash. Next year we will have an additional \$9,000 in Homeowner Fees.

Mike inquired about common area and maintenance expenses. Quint explained what the maintenance companies are responsible for. Do you have a set of service guidelines? Mike was concerned about the fence and standing water. Will discuss with WD Yards to distribute cut grass away from fence. Dave explained they are aware of the settling water and are trying to get a handle on minimizing the water and trying to determine the right amount and time to water so we don't have standing water. That is ongoing, we don't have a perfect schedule yet. Mike wondered if there would be a common walkway between lots 100 and 99. Dave explained that was an easement for the main sewer line from Granite Falls and South Camp Road. Gates have been put in place for that easement.

Lynette Robinson, if we notice a problem of some flooding. Do we call WD Yards or call you direct? Assessment dues? Are the builders paying assessments or just the homeowner's? Dave explained everyone is obligated to pay, even the developers and builders. Projected that assessment will remain the same next year.

Elizabeth Brookmeyer inquired about irrigation water coming in their back-fence line? Dave said he will get ahold of the landscaper and have the sprinkler heads moved down the hill about two feet. He turned that zone off to zero time on your fence line. Just trying to dial in the irrigation and timing and zones. Quint asked Elizabeth to make sure the landscapers they have come in do not change the grade. You want to maintain on grade with the common area.

Sean mentioned that they are experiencing problems with the irrigation water coming in back yard. Feels it is a continuing problem. Maybe a larger barrier between our fence. Don't think the ravine is deep enough. Moving the sprinklers out will be great but thinks the situation needs to be monitored. Quint explained that according to the engineers, that ravine is supposed to handle flooding. Hopefully, we don't get the one-hundred-year flood. We can share engineering plans.

John, said the design allows for one foot of freeboard above the hundred-year flood. I think at some point, when we can meet in person, we can give the history of that and say exactly what it is and what the impacts are. It meets all the engineering requirements. I think residents who live along that fence line should have a better understanding of that.

Quint explained that the predecessors had planned for a walking path, a walkway all around the Monument. The City discontinued it past our subdivision, so it was just going to go about a block down and end, so they told us we didn't have to build a pass to nowhere.

John mentioned that the City has a trail easement in the drainage way and whether it is the public or yourselves, everyone has the ability to walk in that pathway.

There were e no further questions or objections concerning the budget, and because there was no quorum, the budget was automatically approved and passed.

New business. Anybody that has a back-property line that backs up either to an open space or the subdivision perimeter, most likely has an easement in it. There are tracer wires so if you are going have fencing put in along those lines, you will need to have a private locate, not public locate, so we don't have your fencing contractor drill into those irrigation lines and damage them.

John then wanted to know how do you they contact us? Dave explained that they could contact us but he would refer them to River City. Is that a homeowner expense? Yes, it is the homeowner's expense but it is a lot let expensive than drilling a hole in an 8" pressurized pipe.

Lynette inquired about moving forward on the 3rd filing. Dave explained they are proceeding forward with that.

Polly, where are our easements. Dave explained their easements associated with their yard and he will provide information for private locate.

Judy questioned the easement behind her and whether the walkway would be paved. John explained that is a graveled road for sewer access and will never be paid.

Mike questioned the 3 power failures have been experienced. Is that a continuous or common problem? Apparently, Xcel experienced a lot of issues because of the high wind storm.

Elizabeth had a question concerning the water pumped out of our irrigation pump, is that part of our HOA dues. Dave explained that the HOA pays for water rights and we draw from it. Your HOA dues pay for your water coming into your pump. In the neighboring subdivisions, have you had to set water restrictions due to a drought?

Polly replied that its usually based on your address according to even and odd addresses, which is the case in her present subdivision Lynette further explained that Monument Meadows has assigned water days and Sunday is free day and everyone has a certain day. Dave continued to explain that we may have to regulate water some time in the future, but at this point we have plenty of water.

Lynette talked about going around and getting information to put together a calling list and whoever was interested to provide their information.

Dave referred to the new sign he had placed in the subdivision indicating whether the irrigation water was "On" or "Off."

There were no further questions or comments, the meeting was adjourned, seconded by John.

Meeting ended at 6:30 p.m.