

**GRANITE FALLS HOA
MINUTES OF ANNUAL MEETING OF
HELD APRIL 19, 2021**

The meeting was called to order by Dave Bagg, President and Developer.

Proof of notice of the Annual meeting was mailed on April 5, 2021.

Dave Bagg explained that the purpose of the meeting is to govern the documents within the requirements, to ratify the 2020-2021 budget, and to elect two additional board members. He further explained that there are only three board members currently.

Following are the homeowners who were present (via Zoom meeting).

Jennifer Bradfield, 2171 Knowles Canyon
Michael Santo, 2181 Cedar Canyon
Shaun and Kathy Howe, 2185 Knowles Canyon Avenue
Rick and Chrystal Nieslanick, 2184 Sieber Canyon
Tracey and Ben Skogen, 2185 Mescalero
Sam and Iris Marutzky, 2181 Knowles Canyon
Victor Rodriguez, 2177 Granite Falls
Chris and Darla Carcia, 2184 Granite Falls
Aaron Mechler, 2191 Mescalero
Bob and Amy Mohler, 2188 Mescalero
Jodell Atchley, 2179 Granite Falls
Mark and Lynne Hennessey, 2173 Knowles Canyon
Daniel and Mackenzie Giner-Gomez, 2189 Mescalero
Eric and Lynette Wilhelm, 2190 Granite Falls
Taryn Noil, 413 Pollock
Polly and Scott Robinson, 409 Belle Canyon
James and Tracey Larsen, 419 Belle Canyon
Judy Dyrud, 2198 Granite Falls
David and Patricia Lurye, 415 Pollock
Berry and Judy Siel, 2192 Knowles

Quintin Shear represented Western Canyon Homes and own the following properties:

2177 Knowles Canyon
2181 Mescalero
2182 Granite Falls
2182 Knowles Canyon
2183 Knowles Canyon
2184 Mescalero
2186 Granite Falls

2188 Knowles Canyon

Granite Falls Development Company (Dave Bagg) owns 2169 Knowles Canyon, 2186 and 2187 Sieber Canyon.

The first order of business to come before the board was the presentation and approval of the 2020 Minutes. Dave Bagg asked if everyone had received or seen a copy of the Minutes. Various homeowners stated that they had not neither received nor seen the Notice of Annual Meeting or the 2020 Minutes.

The question came up asking if the HOA had a website where those types of documents could be posted. Quintin explained that the HOA does not have a website. He also said that both sets of Minutes would be provided to everyone via email or mail.

Quint stated that only the homeowners who attended last year's meeting could approve the 2020 Minutes. Judy the read her notes as to who attended last year's meeting. The approval for the minutes were discussed later in the meeting.

Next item of business was the Treasurer's report.

Quint went over the Balance Sheet, 2020 Budget to Actual. Lynne Hennessey questioned the common area maintenance expense. Quint explained how the common area is maintained by WD Yards. He also addressed her question concerning the maintenance expense.

Sam Marutzky asked if the contract with WD includes any improvements to the landscape.

Quint then pulled up the new budget. He explained that the irrigation water assessment is the biggest expense. Phase 4 will require additional water shares which the developers will pay. Quint went on to explain each line item.

Aaron Mechler questioned the ability of the pumps to serve the completing of Phase 3 and Phase 4. Dave Bagg explained how the pumps work and that they should accommodate the 104 lots.

A question was brought up concerning commercial insurance coverage for the HOA. Quint explained that the developers pay for the insurance now, but that will change next year. Next year's budget will include insurance.

There were no further questions on the budget. A motion was made by Dave Luyre, seconded by Sam Marutzky, and the motion passed.

Quint then presented the Minutes from 2020. Dave asked for a motion to approve the Minutes. A motion was made by Elizabeth Brookmeyer, seconded by Eric Wilhem. The motion was passed.

Dave asked for a motion to increase the board members from three to five.

Dave Lurye questioned the percentage of these lots are owned and entitled to non-developers. There are developers, then there is Western Canyon which is Quint and B&B Homes which is Dave Bagg. Quint stated that 31% is developer owned so the 69% is homeowners. Between Western Canyon and B&B Homes we have a quorum. Dave explained “sold” and “reservations.” There are 19 reservations of 20 lots and that is in the final stages of being platted and you cannot sell them until they are platted and go to contract. So, what we are really talking about is filings 1, 2 and 3.

Do we have a motion to add two more board members? A motion was made to increase the board members to five by Judy and seconded by Dave. After a vote the motion was passed.

The nominating committee nominated Elizabeth Brookmeyer and Barry Siel. Aaron Mechler questioned the duties of the members. Quint explained the duties of the President, the Treasurer/Secretary will keep books and minutes and the general board will be responsible for landscaping, contracts, insurance and making sure that all the pumps stay running. The positions are three-year positions.

Dave explained that Elizabeth is going to make a transition with Quint regarding the finance portion. Barry Seal will work with Dave Bagg to learn the start up and shut down of the pumps. There was a question as to how long the developers are going to stay on the board. Dave responded that as the developers step back a homeowner will take over that position. Quint said that they hoped they would be off the board in two years.

The design review committee consists of Dave, Quint and John. With the two new board members we can they bring them in to the design review committee as well.

Dave Lurye moved to accept the motion that the board add two members, Taryn seconded, and the motion was passed.

Dave asked if there was any new business to come before the board? Sam questioned the reserve study. There was discussion concerning excessive speed, not stopping at stop signs, leaving trash around. Quint and Dave addressed the concerns.

Quint suggested that Dave Lurye be the chair to review a website and property management and he accepted that position. Sam agreed to assist and Lynnette offered to help as well.

We now have a committee to talk about a website and property management.

There was a further discussion about providing homeowners' contact information to new residents.

A motion to adjourn was made by Lynette and seconded by Judy. The motion was passed.

There being no further business to come before the board, the meeting was adjourned.

Dated this 19th day of April, 2021.

David Bagg, President

Elizabeth Brookmeyer, Secretary/Treasurer