

Granite Falls HOA Annual Meeting and Budget Ratification
March 29th 2022

1. Meeting called to order at 7:11 pm by Barry Siel.
2. Introduction of Board Members: Dave Bagg, President; Barry Siel, Member at Large; Elizabeth Brookmeyer, Secretary; Sam Marutzky, Treasurer.
3. Attendance of homeowners: see attached.
4. Proof of adequate notice accepted. Motion to approve last year's minutes by Judy Siel, second by Taryn Noll, MSC. Discussion on potential amendment to CC&Rs or DRGs due to conflict in requirements. A question was raised about vacant lots required to be landscaped. This was discussed last year at the annual meeting. Dave Bagg confirmed that the CC&R's say landscaping is required within one year of purchase, but the DRGs say one year from Certificate of Occupancy, which is the proper language. It was suggested that CC&Rs be amended to match language in the DRG. There is no deadline for constructing on vacant lots. Add Rod Asbury to attendance at the 2021 Annual Meeting. MSC to approve all was carried.
5. Discussed how the voting of ballots will be run. Presented Amy Mohler and Polly as our neighbors and appointed to count the ballots in lieu of third party. This process was recommended by Bray and Co, No questions were asked in regards, all ballots were cast.
6. Motion made by Sam Marutzky as presented on the post card sent out regarding the term lengths of board members, The Board proposed that we amend the bylaws from one-year terms to three-year staggered terms. He explained that we run the risk of having no board if everyone's terms expire at the same time. We discussed that only Sam will run next year and that 67% of the neighborhood vote could remove a board member. Elizabeth and Barry would continue on the board another two years. David Lurye discussed the fact that he had not seen of bylaws that had actually been adopted.. They are now available on the website and were supposed to have been provided to buyers upon purchase at closing. . A majority of homeowners indicated they were not given the bylaws and had not had the opportunity to review them. David Lurye offered an amendment that we make a new rule to elect three people in odd number years for two year term, and two people in even number years for a two year term , leaving the current elected or appointed board in place, with all three free to run again in 2023. He

also suggested that amending is not necessary as there is no indication that bylaws have yet been ratified or adopted, but can be done so by a simple majority vote by members after proper notification.

Barry suggests that we have a motion to proceed with either option and he also announces that we have a live website, www.granitefallshoa.com Discussion continues and it is decided that this will not be voted on at this meeting and the topic was tabled.

7. Sam Marutzky discussed transfer from declarant to HOA. What governs how we conduct the HOA business are the CC&R's, the Bylaws and the DRG's (which should be provided at closing and are now on the website), as well as CCIOA and city code. Homeowners are required to submit plans for lot improvement and landscaping prior to installation to ensure improvements meet guidelines. The current HOA Board Members reached out to the State of Colorado Department of Regulated Agencies (DORA), Bray Property Management, and our attorney that wrote our HOA documents for guidance on this transfer. He explains that we are moving forward with the three sitting officers that are on the HOA board and electing two new board members, as David Bagg and Quint Shear (part of the Declarants) are resigning. Within 60 days we will go through financials and get any and all documents from the declarant that are required. It is made clear that we are only contracted with Bray and Co as a consultant, and that hiring a management company would be discussed at another time.
8. Budget Ratification: Sam Marutzky explained the \$450 annual HOA dues per lot and that the application Fee will stay with the Architectural Review Committee i.e. Declarant, so it will be removed from the budget. We have 55 full shares from Redlands Water and Power for canal water which increased by \$5 each share, utilities went up 15%, primarily electricity for the pump due to added usage (more homeowners using the irrigation system) and increased rates. Common area maintenance has increased. Our insurance costs and the landscape improvements (if any are decided upon) are included. As well as adding the reserve account, proposing \$3,000, primarily for pump replacement and preventive maintenance. The new website is granitefallshoa.com, we have a contract with a web designer and they will also be the host for \$380 a year. MSC to approve, all carry.
9. Elizabeth Brookmeyer discussed the WD Yards contract and the importance of pump maintenance and that WD Yards employs someone certified to maintain

our pump. Discussion about last year's valve repair and that the Declarant covered the cost and no further maintenance or repairs in regards to the valve would need to happen. Discussion about the grate that can get clogged with debris in summer and other concerns about the pump in regards to emergency situations, etc. It is decided that there should be a Pump Committee, a group of people that are trained on the shut down, start up and care of the pump. The names and contact information will be made available on the website in case of emergency. Elizabeth will be the point of contact with WD Yards, if there are any issues please let her know. Two already broken sprinklers in the retention pond are noted. Water is expected to be in the ditches by April 11th, we will wait approximately an additional week before starting up our pump system. Excess sprinkler watering in the common areas from last year was discussed and noted that this has been brought up as an issue with WD Yards already and will be resolved this summer. Also noted that every lot that uses irrigation water in Granite Falls must have an irrigation pump, no more than a 1 hp, installed to access the water.

10. We discussed the idea of having a 'Neighborhood Beautification Committee'. Taryn Noll will take point on this and contact volunteers to assist. They could bring ideas to the Board on how to use some of the budgeted funds to improve the look of the neighborhood. Some ideas noted in the meeting are a lighted sign, dog clean up area, and a bulletin board near the entrance mailboxes.
11. The Homeowners elected Dave Lurye and Brian Langfitt to the board and notified the homeowners that we will discuss the specific positions at our first board of directors meeting. All agree, no objections to vote count.
12. The following items are discussed in open discussion. The street lights and the fact that they are owned by Xcel Energy. Xcel indicated they will review the current lighting near the entrance to the subdivision and possibly replace the bulbs with LEDs. We discussed the super windy season and there is a dumpster shortage. Prepare for additional trash and help when able to pick up. An HOA Management company would probably cost about 100 dollars per lot, per year to hire, discussion proceeded on pros and cons of hiring an HOA management company. Sam asks if there is enough interest to get bids, many agree they would like to see bids. These will be collected and discussed at a future meeting. We discuss that the last couple items listed on the agenda are governed under city ordinance and request the homeowners to please feel free to call the city if they see violations, HOA can not police these items. On-street RV parking is

limited to 72 hours. All dogs must be on leash within city limits. Neighborhood speed limit is 20 mph.

13. Discussion for the new HOA common space in Filing four, this will be hydroseeded with a native seed mix and dogs should be kept off until it is established.
14. Amy Mohler asked about the 20 ft tall tree restriction. Who will regulate that when they start growing? Barry says the Design Review Committee would not approve any landscaping items that might negatively affect a homeowners view and that if someone put in a tree that would be too tall or block a view, per the CC&R's the HOA can put a lien on the property.
15. MSC all in favor to adjourn at 8:44pm.