

## MINUTES

### Granite Falls HOA

BOD Meeting, May 23rd, 2022 5:00pm at Monument Presbyterian Church

1. 5:08 Barry Siel calls meeting to order
2. Quorum achieved
3. MSC carried to approve meeting minutes from 4.18.22 for publication on the website.
4. Selection of BOD Vice President, Brian Langfitt volunteers, MSC approval of Brian Langfitt to Vice President.
5. Homeowner Participation:
  - a. Johnathan and Heather Mosher are selling their property in Granite Falls. Mr. Mosher stated that in Article VII Section 2a, BOD is required to keep a complete record of all acts, in Section 2b to supervise all agents of the board, and in Section 2d to provide a certificate setting forth whether or not any assessment has been paid. This form was submitted on May 19 to the closing agent and the closing is June 16. Mr. Mosher stated that the secretary/treasurer contacted a person in his realtor's office and stated there was an issue with the fence. Mr. Mosher stated that there is no covenant issue on the property at this time the main concern is the duties of the board and that this is a huge concern and that this would not look good. Mr. Mosher stated that this is a huge issue. Mr. Mosher personally does not like the tan vinyl fence and stated that the CC&Rs do not state that the fence is required and he brings up the landscaping of empty lots and the RVs issue. Mr. Mosher stated that if this affects them negatively that we will hear from them.
  - b. George Preiser brought up the RV issue and that he has an RV and wants them to stay. Dave Lurye stated that the board has not taken action and the working group is reading through the governing documents so that they are more clear and consistent than the documents that we received from the declarants. Taryn Noll brought up the city guidelines and the 6ft fence city ordinance.
  - c. Taryn Noll brought up the RV parking and the stormwater violation, Sam Marutzky stated that we need to manage our own lawn clippings and dust mitigation and that the board has not addressed the guidelines for notices.
  - d. Heather Mosher stated that the board has been inconsistent in following and applying the rules and she stated that none of the documents say the perimeter fence must be tan in color.
  - e. Taryn Noll stated that she was on the DRC and that the board has taken the ability to send the violations themselves. Barry stated that we have taken 20 minutes and we will table the homeowner conversation and asked Taryn Noll to bring this up during the DRC committee report.
6. Treasurer's Report: Sam Marutzky reports there are lots that have not paid and a second notice was sent to 17 unpaid HOA dues. One lot has not paid HOA dues from last year and Sam stated that we can begin late fees after 30 days of bill due. The bills have not stated a due date and Sam said he will add a due date on future HOA dues

statements and will then charge 12% per annum if not paid. Sam will transfer 3k into a reserve account. The BOD discussed the reserve account being an interest bearing account.

7. Committee reports

- a. Taryn Noll stated that the Beautification committee has long term plans to remove Russian olive trees and make a walking path in the Tract A common area. The dog poop stations will need to be priced out and a bench with potted plants is suggested. The clean up is Sunday June 12 and the party is to follow in the afternoon. An email blast will be sent out. Taryn complained about the weeds and the tree rings. Barry stated that a bullet list of items that need to be addressed should be drafted and shared with WD Yards. The welcome letter needs to be mailed. Taryn wants the available homeowner emails. The welcome letter should be added to the website. The Beautification committee members are Sam Marutzky, Rich Bradfield, Sandy Rhoades, Tracey Larson, Bob Mohler, and Taryn Noll is the Chair.
- b. Taryn Noll stated that the DRC set up a separate email account from the board so they can keep track of the correspondence with other homeowners but the board wanted approval letters to go through the BOD. The DRC has 21 days to respond and Taryn is worried that requests and responses may fall through the cracks. Barry would like the DRC to be able to send approval letters and that there should always be a board member on the DRC committee. BOD discussed if they can send notice of violation and BOD discussed city vs HOA violation. Barry stated that the DRC will send any violations concerns to the BOD to send notices.
- c. Sam Marutzky stated that the Irrigation committee had a tough start but now has all the plans for the irrigation and landscape. Sam has the as-built plans being printed and that the new grass in the swale is being watered. Weeds are bad and the area is not being irrigated correctly. Elizabeth Brookmeyer will request that WD Yards take care of this. Brian asked about people without a pump at their community irrigation tap and that all homeowners and builders should be made aware of the need for a "not more than one HP" pump.

8. Other Business:

- a. Dave stated that we need to write letters to go to and builders about the regulations that are required and issues that have come up. We discussed the dark sky and the verbiage in Section II-5 of the DRGs pertaining to the use of exterior lights on homes. We discussed that the Architectural Review Committee could help us with the pump and lights when sending information to builders. Dave Lurye will develop a letter to send to builders and GC's and Taryn will help Sam with a list of those people, and the BOD will send out letters.
- b. Neighborhood notices- dust is an issue Sam Marutzky suggested a temporary sign alerting contractors to the need to control dust. Dave Lurye can add dust control requirements to the letter to builders. BOD discussed who is holding the

storm water permits and suggested a sit down with Dave Bagg to clarify the status of storm water permits and guidelines.

- c. Amy Mohler said the CC&Rs require a 5% per month penalty for delinquent HOA dues.
  - d. The website has some issues with links that Barry Siel will resolve.
  - e. BOD talked about homeowner emails lists and how we can share and use the emails shared with us. We can ask the other 60 homeowners if we can use their emails for official business.
9. MSC to adjourn at 6:46pm.