

Granite Falls HOA Annual Meeting February 16th, 2023
6:00pm Wingate Elementary

- I. Call to order-
 - A. Meeting is called to order at 6:15pm
- II. Introductions-
 - A. Elizabeth Brookmeyer, present, Brian Langfitt, absent, Dave Luyre, present, Sam Marutsky, present, Barry Siel, present.
- III. Proof of notice, approve last year's minutes, copy was sent to all homeowners in their packet. Barry motion, Amy- Judy- MSC
- IV. Appoint Third Party Ballot Manager-
 - A. We have Judy Siel, Tracey Larson and Polly Robinson are tracking ballots and proxies upon entry to the meeting.
- V. Barry speaks to accomplishments of the HOA over the year, there have been two block parties, and two clean ups. We have a newsletter that goes out via email and posted on the website. We also have a website! All of our governing documents are on there, all of the various committees and ways to participate. We have removed the barbed wire fence near the canal and have been keeping the neighborhood up to date and cleaned up. Special thanks to Rod Ashbury and the rest of the irrigation committee. Jim Young and Jeff Tate have been spending a lot of time keeping our retention pond cleaned up. INSERT STATS our neighborhood is almost complete and lived in.
- VI. Discussion of Votes on Changes to Governing Documents-
 - A. Barry will discuss the ways that we are voting on the changes to the CC&R's and the By-Laws. He states that the changes are mostly house keeping items, to ensure that our documents are cohesive with one another, and that we are in accordance with CCIOA law. Last spring the BOD appointed a sub-committee that poured over these documents to ensure that we are in compliance.
 - B. The CC&R's have six changes, Barry will review each of the changes that we all published with the Annual Meeting notice packet. We review each of these items in person.
 1. There is one item that was missed in the packet and that is: In our CCRs, Article V, section 5.7 (d), says we will add 5% per month. This section needs to change to be consistent with CCIOA and our Bylaws, Article XI. I propose the following changes:
5.7 (d) Penalty: Beginning with **the** second month of delinquency, ~~a five percent (5%) penalty~~ **interest at the maximum rate allowed under the ACT** will be added to all delinquent amounts each month until payments are current.
 - C. The Bylaws have seven changes. Barry reviews each of these changes that are published in the meeting packet.
 1. Rod Ashbury asks a question for someone who is not in attendance, this person was concerned that he could be in violation of the HOA and thus not a member in good standing, when he parks his vehicle in the gravel on the exterior of his fence. Barry

explains that there is a process that the HOA BOD would go through before that person would be considered not in good standing.

VII. 2023 Budget Ratification-

A. Sam will move forward with the budget presentation. Our dues last year were \$450.00 and this year we move to collect \$580.00 per lot. The breakdown of budget in its entirety was included in the Annual Meeting Packet. Each homeowner has received this prior to the meeting. The largest reason for this increase is to cover the repairs needed for the HOA irrigation pumps.

1. Rod Ashbury asks if the cost includes the cost of parts, labor and installation and yes, it does.
2. Debbie Lang asks about the auto shut off valve on the pumps, Sam gives the breakdown on why our pump malfunctioned in its programming, and that we don't know who programmed it. There was also a vacuum leak that was sucking air. Bill asks about the warranty issues and liability of people working on the pump and how it functions. Sam has confirmed that there are no extended warranties on Munro or other various vendors.
3. Rich Bradfield asks what our estimate on reserve is and we are looking to achieve enough to replace the pump if needed again in future.
4. Tom asks if WD will be our landscaper again this year and he says that there is wet grass and messiness at the entrance when they mow. He asks if there is any option for lowered dues if you do not use the irrigation water. Judy Siel asks if we could possibly meter the amount of water that is used for the open space to make the point that we are all using this water together.
5. Fitzpartick asks if we would lower the dues in future. Sam suggests that we need to build our reserve.
6. Bill makes a motion to increase the dues. MSC

VIII. Appoint New Board Members-

A. Barry explains that we had three openings on the board, the ballots have been counted. We have 36?????? Counted in person ballots.

IX. Voting on Changes to Governing Documents-

- A. The changes to the bylaws are passed by MSC by verbal vote.
- B. We have not achieved the appropriate amount of votes needed to vote on the CC&R's. The board will implement a plan to take this vote via email and mail.

X. Presentation of-

A. Future Planning- Rich Bradfield is presenting the open space document that was sent to all homeowners prior to the meeting, not part of the packet. Rich states his main concern with the open space is to have something that serves the entire neighborhood, but is also a fire safe area. The ??????????purpose of presenting this document is to start compiling ideas on what to do with this space. Polly asks if there are any

regulatory issues with this area such as designated wetlands ect. The possibility of getting grants to work in this area for fire mitigation could happen. If you would like to get involved, please share your ideas by filling out a postcard or responding to the email. You can also volunteer to be a part of the Beautification Committee, or attend the BOD meetings.

B. There is a question about the neighboring property and its intent. Discussion about Monument Meadows and how they have done some of this mitigation work on their property.

XI. New Business-

A. Open discussion and Q&A-

1. The issue about the street lights comes up again, there is a complaint. Dave Luyre gives a synopsis on the current status of our work on the street lights. Which include some options such as different bulbs and reaching out to different entities for a solution.
2. Rita Sanders works for GVP , she will make a call.

XII. Adjournment MSC meeting adjourns 7:41pm