

Monday March 13, 2023 5:00 Granite Falls HOA Board of Directors meeting

Members in attendance: Brian Langfitt, Dave Lurye, Sam Marutsky, Sandy Rhoades, Amy Mohler

Homeowners in attendance: Elizabeth Brookmeyer, Barry Siel, Bridgett and Steve Zastrow, Rich Bradfield, Jenny and Alan Dixon

I. Call to order, Quorum Determination

A quorum being present, the meeting was called to order at 5:06.

II. Review of Minutes

Motion to approve the minutes from the previous Board meeting of January 5 was tabled and will be reviewed at the next meeting. Barry will post a draft of the Annual Meeting minutes on the website

III. Appointment of Board Positions

Appointment of Board positions was the first agenda item and Sam made the motion to nominate Brian as President, Dave as Vice-President, himself to continue as Treasurer, Amy as Secretary, and Sandy in the At-Large position for the coming year. Motion seconded and approved.

IV. Homeowner Questions and Input

a. Dark Sky

Homeowner Bridgett Zastrow brought up concerns about encouraging a “dark sky” neighborhood. She has contacted both the city and Xcel about over-zealous street lighting that not only prohibits star-gazing outdoors, but also impacts light pollution within nearby homes. Grand Junction requires street lights at certain locations; Xcel does the installation work and the city pays for it. If Granite Falls requested changes such as lower light posts or lower lumens of the lights, the city would have to order Xcel to make the changes and we would have to pay the associated costs. The city of Moab UT is a designated “dark-sky” and doesn’t seem to have the same intrusive lighting. Bridgett will contact them as to the lighting in use there to qualify for “dark-sky”. Rich Bradfield brought up an intergovernmental agreement made in 2003 concerning development in the Redlands, in which city lighting requirements were to be modified to enhance “dark-sky” conditions in regions close to the Colorado National Monument. Brian is coordinating a multi-neighborhood initiative involving the Colorado National Monument in an attempt to enhance our night sky.

b. Seven-Acre Tract

Steve Zastrow requested information on any future plans for improving the seven-acre tract at the back of our subdivision. Rich is coordinating our efforts and information on this tract. He has set up a Google Drive file to share information. He stated that our primary “improvements” to the area would be some mitigation for potential fire damage by clearing out some of the dead brush. Monument Meadows to the north of us has designated a similar part of their space as a nature area. Brian will be meeting with both the fire department and that subdivision to discuss this. Sam met with a representative of the Audubon Society who said that the area is a prime habitat for screech owls and other birds. He will schedule a

“bird watch” in the area this May. John Thomas is planning to remove the old barb-wire fence along the north side of the tract this spring.

V. Lighting

Letters have been sent to about a dozen homeowners with exterior lights that are not in compliance with our Design Review Guidelines. One homeowner is replacing those lights to be compliant.

VI. Path for Proposed CC&R changes

a. CC&Rs

Amy addressed the issue of getting the proposed changes to the CC&Rs approved by the majority of homeowners. She proposed that we send by mail the recommended changes and rationale with the cover letter Dave created and include a numbered ballot and self-addressed stamped envelope to encourage voting. Rich suggested that most homeowners are not concerned with these issues because we as a Board have not signified why they are important. Mainly, we need to make corrections to be in compliance legally with CCIOA, to be able to send communications with email, and to set reasonable landscaping requirements for homeowners. Rich suggested canvassing the neighborhood and personally talking to each homeowner prior to mailing out any ballot on the issues. Amy will schedule a work party for the mailout once materials are compiled.

b. DRGs

One additional change is needed for the DRGs prior to posting the revised Guidelines on the website. The verbiage proposed by our legal council for the CCRs regarding the DRG and the DRGs should match. The DRC shall from time to time amend the design standards and guidelines subject to the review and approval of the Board of Directors of the Association. Sandy made a motion to include the attorney’s recommended verbiage in the DRGs. The motion was seconded and passed.

VII. Treasurer’s Report

a. summary

Sam summarized our Financial Report. 58 lot owners have paid their 2023 dues; one lot owner was rebilled for 2022 dues using 8% interest per year. Our income through February 28 is \$19,270.00; our expenses are \$12,244.69 which includes \$11,550 for irrigation shares. The pump replacement has not yet been billed. Our beginning balance on 12/31/2022 was \$10,895.67. Our ending balance on 02/28/2023 was \$14,528.61. Dave moved to accept the Treasure Report. The motion was seconded and approved.

b. taxes

Taxes for 2022 have been filed. Our accountant needed to issue Form 1099 for any payments over \$500. This needs to be addressed earlier next year.

c. Two-signature checks

We have two-signature checks now; Elizabeth will need to be removed and new signature authorities will need to be added. Dave made the motion that all current Board members have signature authority. This will make it easier to get the second required signature. The motion was seconded and approved.

VIII. Committee Reports

a. DRC

Sandy brought up a concern of the DRC. The DRC approval is based on the plans submitted. There is no check that the plans were actually completed as approved. The Committee will draft a letter to clarify this issue and notify any new homeowners if a landscaped home is sold. Brian informed us that each lot in our subdivision has a drainage plan that is regulated by the city. The plans are on the website and show which lots are designated to drain to the street, to the back, or to another location.

b. Beautification

Sandy will be scheduling a Beautification Committee meeting soon.

c. Irrigation

Redlands irrigation water will be opened on April 17 this year, and water to Granite Falls will be turned on a week later to allow for sediment dispersal.

Sam has scheduled a meeting tomorrow at 2:00 to discuss our contract for maintenance of the common areas. Several companies have submitted bids.

IX. Other Business

Barry will update the website with revised Bylaws and DRGs. He has set up files to show all the minutes of previous board meetings. Barry will add Amy as an administrator to be able to edit and upload to the website.

X. Adjourn

Meeting was adjourned at 7:03 p.m.