

Granite Falls HOA Board of Directors Meeting Tuesday June 6, 2023

Held at Grand Junction Central Library, 443 N 6th

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

Homeowners in attendance: Jeff and Cindy Tate, Roger Smith, Mark Hennessy, Rich Bradfield

I. Call to order, Quorum Determination

A quorum being present, the meeting was called to order at 5:00

II. Review of Minutes from Jan 5 and March 13 2023 Board Meetings

Motion to approve the Minutes from the two previous Board meetings was made by Sandy and seconded by Sam. Motion was approved.

III. Homeowner Questions and Input

a. Dark sky

Roger asked about the status of the dark sky vs streetlights concerns that have been an ongoing issue. Brian is the lead on this endeavor to reduce the impact of our streetlights. He has contacted the people at the Colorado National Monument who like the idea but cannot provide any official support and he is getting information from nearby neighborhoods as well as the local Astronomy Club. He will be preparing a letter to city and county officials.

b. Little Library

Cindy and Jeff have finished construction of a Little Library that they are donating to Granite Falls. We want it to be located on one of the common areas with easy access. After some discussion, it was decided to place this near the mailboxes at the entrance on Mescalero, in the gravel area so as not to be impacted by watering or mowing.

IV. Ballot Review for CC&R changes

Rich and Roger graciously agreed to open envelopes and count ballots. There were 62 ballots returned. All seven proposed changes were approved. Sam will check with our lawyer on how to incorporate these changes.

3.1.j. Signs and Advertising. No commercial signage, including without limitation any poster, billboard or advertising device of any kind shall be allowed to be displayed on any Lot., ~~except that such signs as may be used by the Declarant in connection with the development, marketing and sale of Lots,~~ **“Commercial signage” shall not include** signs that may be required by legal proceedings, signs as may be required for traffic control, "for sale" or "for rent" signs by Owners not exceeding six (6) square feet in connection with the sale or lease of a lot and address identification affixed to the exterior of a Building or painted on the curb. ~~Political signage, no trespassing signs, no soliciting signs and similar signage not exceeding~~ **Other signage is limited as follows: no more than one sign, no greater in size than two (2) feet by two (2) feet, shall be placed upon any Lot at any given time. Such signage shall not be placed in such a manner as to cause a sight-distance problem for pedestrians or vehicles.**

Results: 61 for, 1 against.

3.6 Landscape Requirements. Each Owner shall landscape the front and backyard of their Lot within one year following recording of a deed from Declarant to the first Owner of the Lot after receiving a Certificate of Occupancy (CO) of any Building on the Lot.

Results: 61 for, 1 against.

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.

Results: 59 for, 3 against.

6.1 Establishment of the DRC. The Association shall establish and maintain the DRC, consisting **of at least** three (3) Members.

Results: 61 for, 1 against.

6.2 Guidelines and Standards. The DRC shall establish, **and from time to time amend**, rules, procedures, standards, guidelines and requirements, including design standards and guidelines~~The design standards and guidelines may be amended from time to time~~ **subject to the review and approval by** as the DRC deems reasonable or necessary at the sole discretion of **the Board of Directors of the Association.**

Results: 59 for, 3 against.

6.3 Submission of Plans.sample of exterior colors; sample of trim and ~~soffit~~ **soffit** colors, **sample of exterior lighting**; sample of roofing materials ~~shingle~~; landscape plan,

Results: 60 for, 2 against.

8.6 Notice. **Except where otherwise specifically required by the Act**, ~~N~~notice of matters affecting Lot Owners may be given to such Owners by **electronic communication (email) if the owner has provided such contact information, or** mailing such notice

Results: 62 for, 0 against.

V. Treasurer's Report

Sam reported that each month has been reconciled with the bank statements. Our balance as of 05/31/2023 was \$46,872.22. Income is slightly under budget due to assessments not being received for four properties (one of these assessments came in today). Notices were sent again in May and late fees are being charged. New notices will be sent this month. Expenses are under budget primarily for the following four items: 1) Delayed costs for Landscape Maintenance. We have not received an invoice for the new pump and installation, which is expected to be about \$8800. 2) Professional Fees to date are less. 3) When the Reserve Account is established, \$6000 will be transferred. 4) Insurance is over budget to date because expenses were budgeted in December.

VI. Committee Reports

a. DRC

The DRC is up to date on responding to all submitted Landscape Reviews. Several homes are out of compliance with the DRGs by having unpainted metal flashing and metal vents on roofs. Sandy will draft a letter to homeowners to correct this. A few homeowners have taken steps to correct exterior lighting

fixtures after being notified of the DRGs. Also, with the summer season, several Recreational Vehicles are being parked for extended periods in driveways which is of concern.

b. Beautification

Dog poop signs were installed during the neighborhood clean-up last month.

This Saturday, June 10, is the next neighborhood gathering and potluck at 5pm in the cul-de-sac.

There are concerns about the dying grass along the South Camp frontage area. The main problems are that the soil there was poorly prepared and the current irrigation is not adequate to reach all the grass. The other side of South Camp has had curbs and gutters installed by the city. Sandy will contact the city planning department to see if there are any plans to modify our side of the roadway prior to us making any changes to this area.

Sandy mentioned that she had talked with Ellis of the GJ Fire Department about fire mitigation grants for the 7-acre region. If we decide to pursue these grants, we need to have budget and specific plans prepared by August to submit as the fiscal year for these grants begins October 1st. Mark mentioned that fire mitigation efforts could lead to lowered home insurance costs for residents.

c. 7-acre (Natural Area) Improvements

Rich proposed a vision statement for this area: "The Granite Falls Seven Acre Natural Area will be managed to mitigate fire hazards, benefit wildlife with useful habitat, and provide an enjoyable and useful natural area for Granite Falls subdivision residents. This will be an ongoing effort with an initial mitigation and remediation effort of approximately five years. We will seek grant funding to improve the area, focusing on BLM fire mitigation funds initially." He asked for the Board to endorse this vision. Sandy made the motion, seconded by Amy to endorse the vision stated in the first sentence "The Granite Falls Seven Acre Natural Area will be managed to mitigate fire hazards, benefit wildlife with useful habitat, and provide an enjoyable and useful natural area for Granite Falls subdivision residents." The remainder of the vision statement is procedural. The motion passed.

Bob Mohler has created a document of recommendations to consider as we restore this acreage that would enhance wildlife and native vegetation, including a five-year plan. He included a comprehensive list of plants with low water requirements to incorporate into this area.

One of the developers has been doing some initial trail development in the area, mainly trimming limbs, but was told to stop because of liability issues. The committee is contacting several companies, such as Dan Hudson Excavating and Environmental Land Management, to clear out some of the brush. The two commonly used methods are using a masticator, which chews up the brush unevenly, or a chipper, which would be neater and allow us to use the resultant chips on trails.

One of the first actions to take this fall is to clear brush from a 20-foot swath behind the perimeter fences of homes. Rocks would need to be removed manually prior to clearing. The committee would like to encourage participation by many homeowners to take part in making this area a welcome feature of our subdivision.

d. Irrigation

WD installed a new pump in March which is designed to drip water constantly. But instead of a drip, it leaks a constant torrent of water that floods the pumphouse. Sam will contact WD about this and about fixing the old pump.

Another major problem is the extremely muddy water from the Colorado. This makes the flushing system run constantly and causes the pump to go down several times each week. PTL will be contacting a pump specialist. The river water should be cleaner in a few weeks.

- VII. Other Business
 - a. Dog-walkers

Sandy proposed that we get and install two signs, one at each entrance to our subdivision, that all dogs must be on a leash, as both city and county regulations state. Dogs must be under control at all times.

- b. Traffic

Both residents and workers are blowing through our stop signs. Many vehicles are traveling above the posted speed of 20 mph. We may want to consider having the city install speed bumps or post officers near our stop signs. Sandy will ask about this when she contacts the city about our South camp questions.

- c. New homeowners

Sam reported that were 3 closings in May and there are at least 3 more in June. About a dozen people are not on our email list. We have been able to send out notices by email to everyone else, as well as post notices on each of our mailboxes.

- VIII. Adjourn

There being no additional business to discuss, the meeting was adjourned at 6:20 p.m.