

Granite Falls Homeowners Association
Minutes of the Annual Meeting and Budget Ratification
February 20, 2024 6:00 p.m.
Wingate Elementary School, 351 S Camp Road

I. Call to Order, Quorum Determination

- A. Forty-seven homeowners were present in person or by proxy.
- B. The meeting was called to order at 6:05 p.m.

II. Introduction of Board Members

Brian Langfitt, President is absent tonight. Present are: Dave Lurye as Vice-President, Sam Marutzky as Treasurer, Amy Mohler as Secretary, and Sandy Rhoades as Member-at-Large.

III. Proof of Notice, Approve Minutes of February 16, 2023 Annual Meeting

Copies of the Minutes from the last annual meeting were sent to all homeowners in their meeting packets. Sandy Rhoades made a motion to approve the Minutes, seconded by Elizabeth Brookmeyer. After a reminder from Jen Bradfield, the motion was voted upon and passed.

IV. Appoint Third Party Ballot Manager

Rita Felde, Paul Deeley, and Tracy Gardner are tracking proxies and ballots upon entry.

V. Ratification of 2024 Budget

Sam Marutzky presented the proposed budget for 2024. Our dues remain unchanged from last year at \$580.00 per lot. The breakdown of the budget was included in the Meeting Packet that each homeowner received prior to the meeting. Expenses have been categorized into Irrigation, Common Area Maintenance, and Administration.

A. Irrigation

Irrigation shares have increased to \$215 per share and we hold 55 shares. Utilities have increased by roughly fifteen percent. Our estimated repair expenses have decreased because a new 10 hp pump was purchased in 2023 and both the 7 hp and 10 hp pumps have been repaired.

B. Common Area Maintenance

The budget for the 7-acre Natural Area has been increased to \$5000 to take advantage of matching grant funding. Improvements to the common area bordering South Camp are also included. Note that \$5500 accrued from 2023 will be spent on the 7-acre Natural Area in early 2024 because of the timing involved with the grants.

C. Administration

Overall administrative expenses have increased by four percent. Our reserve fund will increase to a total of \$9000 this year. This money is intended to cover major unbudgeted expenses without the need to request additional special assessments. Examples of uses of this fund would be to replace the entrance sign, if damaged, or to replace pumps or piping for irrigation.

The motion to approve the 2024 budget, with each lot assessment at \$580 came from committee. The motion was approved with two dissenting votes.

D. Discussion

George Preiser commented that this annual assessment is significantly higher than our assessment from just two years ago. He recommended that we just levy a special assessment in the future if we have emergency expenditures rather than increase the amount in the reserve fund.

Gary Fitzpatrick asked about a target amount for the reserve fund. Rita Sanders reiterated the need for a goal for the reserve fund. Polly Robinson said there is a standard way to calculate this amount. Bruce Knutson mentioned that most HOAs have healthy reserve funds to help them in the event of any future litigation.

George asked if once the 7-acre Natural Area is cleaned up, will these expenses be reduced as the HOA can maintain it?

Gary made a motion for the HOA Board to come up with a recommendation as to what our reserve fund should be prior to our next annual meeting. This could be expressed as a dollar amount or as a percentage of the total budget. Rick Nieslanik seconded the motion. The original motion was amended to allow the amount to be adjusted for inflation. The amended motion was voted upon and passed. Action Item: Develop and propose a recommended reserve fund strategy and amount prior to the 2025 annual meeting.

VI. HOA accomplishments

A. Changes to Governing Documents

Amy Mohler presented a review of the changes we have made to our governing documents this past year. Most of the changes proposed were to bring our documents into agreement with each other and to follow the legal requirements of the state of Colorado. At the 2023 annual meeting, all the proposed changes to the Bylaws were approved unanimously. The proposed changes to the CC&Rs could not be voted upon at that time as the threshold for a quorum is different. We did not have a sufficient number of homeowners attending in person or by proxy to bring a vote to the floor. All proposed changes are included in the Minutes of the 2023 annual meeting.

In early May of 2023, letters were mailed to all 104 lot owners with the proposed changes to the CC&Rs, a ballot, and a self-addressed stamped envelope to encourage voting. The envelopes were opened and counted by a team of volunteers at the June 6, 2023, HOA Board of Directors meeting. Of the 62 ballots returned, 55 homeowners voted to approve all the changes. Of the seven ballots with one or more NO votes, 1 person voted against 3.1j – Signs and advertising; 1 person voted against 3.6 - Landscape Requirements, 3 people voted against 5.7d-Penalty (note: both of our Bylaws and CC&Rs assessed higher penalties than allowed by Colorado Law). One person voted against 6.1 – Establishment of the DRC, 3 people voted against 6.2 – Guidelines and Standards, and 2 people voted against 6.3 - Submission of plans.

The revised CC&Rs have been filed with the county. Current Bylaws and CC&Rs are available on our HOA website.

Kevin Cordova asked if our governing documents agree with local legal requirements. All the documents and proposed changes were submitted to and approved by our attorney prior to being presented to the membership for a vote. There was discussion about whether the HOA was limiting parking on the streets. Street parking is controlled by the city of Grand Junction. The HOA does not impose further restrictions on street parking.

B. 7-acre Natural Area

i. Firewise Program

Rich Bradfield, Vanessa Thompson, and Elizabeth Brookmeyer are our Neighborhood Ambassadors for the Firewise program. Elizabeth described this National Fire Protection Association program that teaches people how to adapt to living with wildfire and encourages neighbors to work together to prevent fires. Creating a Firewise Natural area is consistent with the Granite Falls Management plan for our 7-acre Natural Area.

Creating a Firewise community involves the current fire mitigation work being done in the 7-acre Natural Area and various community outreach projects. These would include educating homeowners about Emergency Notification services (a reverse 911) and community Fire Safety education involving families and children. We can schedule a firetruck to come out to meet with us. The Firewise status for our subdivision may allow homeowners to save up to 15% on insurance premiums, depending on the provider.

ii. Natural Area plan

Elizabeth described the goals for this 7-acre Natural Area as three-fold: to mitigate fire hazards, to benefit wildlife habitat, and to provide a safe and useable natural area for residents to enjoy. To achieve these goals with the least cost to the HOA, we have received a grant of \$8000 from Two Rivers Wildfire Coalition. This grant requires a match of 40% to 60% of HOA money to grant money. Mesa County is also contributing \$3300 toward the cost of crew oversight currently clearing the area. Currently, Wildland Fire Professionals are working to break up continuous stands of trees and shrubs for wildfire mitigation. They are creating a mosaic of the remaining trees with pathways curving between those stands and four points of access. In the next several weeks, The Freedom Institute will begin clearing a 20-foot-wide fire break along the eastern and

southern borders behind homeowners' lots. This will involve cutting, mowing, and some grading to facilitate future maintenance by the HOA. Volunteers will need to help remove the abandoned car and other debris, keep exotic species in check, and enhance walkability of the trails.

iii. Discussion

Chad Lippiatt asked if the area would require irrigation. No, it will remain natural, with some seeding of native grasses in the firebreak. This firebreak will need to be mowed a couple of times each year, depending on when nesting birds are in the area. Linda Ehlers asked if this area would have walking trails. The material being left as "chips" can be used to enhance current walking trails, but the trails are contained to this parcel, there are no connections to established trails outside Granite Falls. Jim Young asked if we are trying to remove all Russian Olive from the area. The plan calls for corridors through and trimming, not elimination, of the Russian Olives. Bob Mohler also mentioned that the Wildland Fire Professionals are currently treating stumps with herbicide to minimize regrowth and will continue to do so for two years to eradicate regrowth.

C. Irrigation

Sam Marutzky described the existing irrigation system and some of the issues impacting it. We have twelve and a half acres of "common" land in Granite Falls. Most of this is to the back of the property, along the swale and in the Natural Area. But we have several acres of "common" ground along South Camp. We own 55 shares of irrigation water provided by Redlands Power and Water. The Pumphouse contains three sumps, two auto-flush systems and two pumps - the 7.5 hp pump operates at high pressure but low volume and is used to irrigate the common areas while the 10 hp pump operates at low pressure but high volume and is used for homeowners' properties. The pumps can be used in isolation or can be integrated. The common areas are irrigated automatically in 24 zones. The major issue with our irrigation system is that frequently, sediment buildup overwhelms the auto-flush systems. This causes filters to become clogged. We do not have settling basins so the pump filters we have need to be cleaned out frequently. Also, the system of sprinklers currently installed along South Camp is inadequate to keep the grass green and healthy next to the road. Another issue is the detention pond on Granite Falls Avenue. The screens there get frequently clogged with mud and debris, limiting the flow of runoff to the Natural Area.

Sam also described several possible solutions to consider. If we created a large settling basin, a pond such as those seen in neighboring subdivisions, it would minimize sediment impacting the pumps. This option would be expensive to build and would need to be located near the current pumphouse. The detention pond issues will need to be addressed by volunteers in order to keep the screen clean. PTL, our landscape maintenance service, can keep most of it mowed when it is not too wet. For the property along South Camp, we could install additional sprinklers to reach all the grass or maybe remove portions of grass and replace it with stone and bushes. Our property extends only to the power lines, not to the roadway. Note that any changes to the front landscape need to be approved by the city. The city has no plans to install curbs or gutters along our side of South Camp, but they intend to widen the road at some point in the future.

Polly Robinson asked if we could qualify for a turf removal grant. The current grants are restricted to places that use city water to irrigate; we use canal water for irrigation and our subdivision uses Ute water for household water. George Preiser asked whether replacing the grass with only rocks would be a better option. But it is recommended to replace grass with a maximum of 50% rocks coupled with trees and/or bushes to minimize excess heat.

Sam invited interested members to join the irrigation committee. The committee members work on the pump issues and maintain individual filters and sprinkler heads. The committee would like input into future recommendations, help with brainstorming ideas and getting cost estimates for future options to be considered.

D. Other – DRC

Sandy Rhoades summarized the work of the Design Review Committee. No current Landscaping requests are pending. The committee has been focused on “housekeeping” items, making homeowners aware of violations to the requirements listed in our CC&Rs and Design review Guidelines. Twenty-four letters were sent to homeowners whose roof vents and conduits were not painted to match the color of the roof; four letters were sent to owners with improperly stored recreational vehicles. A few owners were notified about parking off the driveways or for storing garbage cans on driveways. Homeowners, for the most part, have rectified these violations. There are two owners with sheds that need to be painted this Spring.

VII. Appoint new Board Members

Forty-seven votes were cast. Brian Langfitt was reelected by 45 votes and Todd Sanders was elected by 43 votes to replace the position being vacated by Dave Lurye.

VIII. New Business

Bruce Knutson asked if the common area meadow across from the 7-acre Natural Area could be established as an off-leash dog park. Linda Ehlers commented that this would bring in a lot of people with dogs from outside Granite Falls. Jen Bradfield noted that the area near the sidewalk in this meadow is already covered in poop from people who do not pick up after their dogs. During discussion it was also mentioned that the park adjacent to Wingate Elementary School can be reached by trails or sidewalks and is utilized by many in the community as an area for off-leash dog play.

Lenny Lang asked about the proposed height of a house under construction on Granite Falls Way. The picture of the planned home includes a second story room above a high RV garage. Plans for this house have not yet been submitted to Architectural Review, so this has not yet been reviewed.

IX. Adjournment

There being no further business to discuss, Jen Bradfield motioned for Adjournment. It was seconded by Bruce Knutson. The motion was voted upon and passed. The meeting was adjourned at 7:29 p.m.