

Minutes
Granite Falls Homeowners Association
Annual Meeting and Budget Ratification Agenda
February 25, 2025 6:00 p.m.
Wingate Elementary School, 351 S Camp Road

I. Call to Order, Quorum Determination

Forty-five homeowners were present in person (26) or by proxy (19).
The meeting was called to order at 6:05 p.m.

II. Introduction of Board Members

Present: Brian Langfitt as President, Sandy Rhoades as Vice-President, Sam Marutzky as Treasurer, and Amy Mohler as Secretary. Absent: Todd Sanders, Member-at-Large.

III. Proof of Notice, Approve Minutes of February 20, 2024 Annual Meeting

Copies of the Minutes from the last annual meeting were sent to all homeowners in their meeting packets. Sam made a motion to approve the Minutes, seconded by Sandy. The motion was voted upon and passed.

IV. Appoint Third Party Ballot Manager

Rita Sanders, with help from Catherine Langfitt and Tracy Larsen, tracked proxies and distributed ballots upon entry.

V. HOA accomplishments

A. Overview

Granite Falls has only six vacant lots remaining and five homes are currently under construction. There were 16 property sales this past year – three lots were sold,

eight new homes were sold, and five homes were sold to new owners. Welcome to all of our new neighbors!

B. Volunteers

Subcommittees are critical for coordinating all the tasks that keep our subdivision running smoothly and recommending improvements for the future of Granite Falls. All homeowners are invited to participate in one or more of these groups. Volunteers complete a lot of maintenance hours that we would otherwise have to hire professionals to do. Just our semiannual cleanup groups involve about twenty people working two hours to pick up trash and debris from our common areas. Many volunteers worked on enhancing our Seven-Acre Natural Area, on maintaining our Irrigation system, on investigating options for improving our Darker Skies, and on completing our Reserve Study. Thank you for all the volunteer help.

C. Beautification Committee

Sandy summarized the work of the Beautification Committee, which oversees the green spaces in Granite Falls. Current Beautification Committee members include Barry Siel, Bob Mohler, Catherine Langfitt, Jenni Dixon, Rich Bradfield, Sam Marutzky, Sherry Anderson, Todd Sanders, and Tracy Larsen.

During 2024, most of the focus was directed to the Seven-acre Natural Area which became a subcommittee of the Beautification Committee. Rich Bradfield was the Lead on the Seven-Acre Natural Area and coordinated the work with the Fire Department and the Sheriff's Department to mitigate fire danger in this area. Other members of the Seven-acre Natural Area subcommittee include: Todd Sanders, Bob Mohler, Elizabeth Brookmeyer, Vanessa Thompson, Tracy Larsen, Jenni Dixon, and Linda Ehlers.

The Beautification Committee will meet in March to discuss other green spaces that need to be worked on this year. The focus will be to modify areas to include more xeriscape landscaping as well as plantings that minimize continuing maintenance.

D. Seven-acre Natural Area

Rich Bradfield presented an update on the Seven-acre Natural Area. Thanks to the wildfire mitigation work that was started in 2024, Granite Falls has earned the distinction of being the first Firewise USA Community in western Colorado. Homeowners with USAA Insurance may be eligible for a fifteen percent discount on their homeowners' insurance premiums.

Additional work on removing dead wood from the area will be conducted this year by Two Rivers Wildfire Coalition. We will need to keep the firebreak mowed at least twice this year. Mowing will be scheduled to minimize disturbing wildlife during nesting and fawning season. The abandoned car in the area was removed by Todd Sanders and volunteers. The metal was recycled and gave us a little additional income of \$46.

E. Architectural Control Committee

The ACC is a group whose members are the initial three developers of the Granite Falls subdivision and Brain Langfitt. This committee protects the integrity of the neighborhood by ensuring that homes built here follow additional regulations, beyond those of the city and county. Before any home is built, the plans must be approved by an architect and have an Engineer's Foundation Plan. There must be a soils analysis of the building site. Builders must also sign a copy of our Design Review Guidelines so that they are aware of all the required conditions. The DRGs specify required structural setbacks and require the submission of color samples of exterior shingles, brick, and paint. The committee considers existing home finishes nearby before approval to ensure that we don't end up with a row of identical houses in terms of color and style.

F. Dark Skies

We have been trying to find a way to minimize the intrusive street lighting in Granite Falls to better enhance viewing of the night skies. Our DRGs restrict homeowners from having outdoor lighting that spreads from vertical, but the current street lighting does not follow this restriction. The 340-corridor region was originally planned to be a dark sky area based on its proximity to the Colorado National Monument, and neighboring subdivisions do not include streetlights. When the Granite Falls subdivision was being developed, the city of Grand Junction required the installation of infrastructure to include streetlights. The city will not allow us to remove them. Xcel owns the nine lights in Granite Falls and would charge us \$13,000 to change out all the bulbs.

G. Irrigation

Sam mentioned that the water available for irrigation in 2024 was much cleaner than that in 2023 because of the lesser snowpack that year. Based on current winter snow, 2025 should be similar to last year. In 2024, we repaired the 10hp pump used for homeowner irrigation. The old pump is designed to leak and is currently used as backup.

For the 2025 irrigation season, the sumps have just been cleaned out. Water should be flowing into the canals around April 14th; we will turn on our system the following week. About 40 sprinkler heads will need to be replaced this year; most of these are

in the meadow region across from the Seven-acre Natural Area. A storage shed will be placed near the pumphouse this year to store equipment belonging to the HOA.

Brian reported that he and Sam recently attended the Redlands Water & Power annual meeting. Granite Falls HOA has rights to 55 shares of water that is currently priced at \$215 per share. One share is equal to 4.6 gal/min. We do not know how much of this available water we are currently using. RW&P can place a weir in our system to monitor usage. We may be able to rent, not sell, some of our excess shares of water to generate additional income.

H. Reserve Study

At the 2024 annual meeting, the HOA Board was directed to develop and propose a recommended Reserve fund strategy and amount. In pursuit of this goal, bids were obtained from three companies to conduct a Reserve Study. The Board selected Facilities Advisors Rocky Mountain.

A Reserve Study basically identifies all assets of the HOA that may need to be repaired or replaced over the next 30 years. It predicts future costs associated with each of those assets based on its physical condition and life span. This supports long-range capital planning and minimizes the need for emergency special assessments.

Sam presented the results of the Reserve Study. Some of the major assets owned by the HOA are the irrigation system and equipment which includes thirteen mailboxes. We also own the sidewalk along South Camp, but not the sidewalks inside the subdivision. The major categories of assets are shown in the following table, along with estimates on when and how much they will cost to replace.

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Concrete	1	\$ 3,138
Electrical	5- 8	5,472
Equipment	13	16,784
Fences-Walls-Gates	3	833
Landscape	1- 5	9,382
Pipes-Pumps-Valves	2- 8	30,947
Ponds-Drainage	1- 5	7,398
Signage	3-13	5,607
Structural	3	2,221
		<u>\$ 81,782</u>

Sam also presented the following summary from the Reserve Study showing how much money the HOA should allocate to the Reserve Fund each year over the next ten years to meet the estimated expenditures incurred in those years. Note that contributions to the Reserve Fund should increase from \$3000 per year (amount allocated 2021-2024) to almost \$12000 per year within five years.

To minimize this sudden increase, the proposed 2025 budget allocates \$10,000 to the Reserve Fund.

Although the Reserve Study predicts the useful life of major HOA assets over thirty years, it has been recommended that the Study itself be updated every five years.

Summary

Granite Falls Homeowners Association
Analysis Date - January 1, 2025
Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future
Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/25 - 12/25	\$ 9,000	\$ 3,000	0.00%	\$ 212	\$ 0	\$ 12,212	29.86%	\$ 40,892
1/26 - 12/26	12,212	7,500	150.00	250	7,845	12,117	29.20	41,493
1/27 - 12/27	12,117	9,375	25.00	279	6,467	15,304	34.99	43,733
1/28 - 12/28	15,304	10,313	10.00	298	12,494	13,421	33.42	40,153
1/29 - 12/29	13,421	11,344	10.00	301	9,155	15,911	39.68	40,090
1/30 - 12/30	15,911	11,911	5.00	340	10,996	17,166	44.70	38,400
1/31 - 12/31	17,166	11,911	0.00	416	5,468	24,025	56.50	42,521
1/32 - 12/32	24,025	11,911	0.00	541	6,886	29,592	64.91	45,586
1/33 - 12/33	29,592	11,911	0.00	592	13,546	28,550	67.57	42,251
1/34 - 12/34	28,550	11,911	0.00	659	3,988	37,132	76.10	48,790
1/35 - 12/35	37,132	11,911	0.00	860	1,027	48,875	83.09	58,817

Several homeowners questioned whether we could reduce the amount of the annual assessment and take on the additional risk of not having adequate funds for asset replacement by planning to have special assessments in the future for those expenses. Note that the subdivision across South Camp did not have a Reserve Fund and homeowners were assessed more than \$1000 for the exterior fence that was installed a few months ago.

A comment was made that concrete would likely not need to be replaced within a year (the useful remaining life in the first table above). Sam noted that a portion of the front sidewalk was damaged earlier this year from a truck servicing the sump pump.

A question was raised about annual assessments of neighboring subdivisions. Granite Falls, with a proposed annual assessment of \$600 in 2025, is substantially lower than nearby subdivisions with assessments ranging from \$700 to over \$800 annually.

A question was asked about whether the Reserve Fund was being invested. It is currently in a Savings Account, but we will be discussing moving it to a CD or higher interest account.

VI. Ratification of 2025 Budget

Sam reviewed the 2024 Budget. Homeowner annual dues were \$580 per lot. In 2024 our income exceeded our estimated budget because one homeowner paid 2023 dues in early 2024. Our actual expenses were less than the estimated budget in several categories. Insurance was lower because the 2024 premium was paid in late 2023. No landscaping improvements were made to other common areas in 2024 as we focused on the Seven-acre Natural Area. Professional fees were lower as we did not need to utilize the services of our attorney as frequently as in 2023.

For the proposed 2025 budget, homeowner annual dues will be increased by three percent to a total of \$600 per lot. Most expenses are projected to increase slightly. Maintenance has increased to \$15,500 to cover both the stormwater system and mowing. PTL will continue to maintain the Common Areas; the fire break will be mowed twice, and the swale and detention pond will be mowed more frequently to minimize weeds. The budget for the Seven-acre Natural Area has been reduced to \$1,850 as most of the work was completed in 2024. The Improvements budget is being increased to \$15,000 to cover the purchase of the storage shed and landscaping improvements to the Common Areas that have been neglected over the past several years. Professional fees are estimated to increase; two homeowners have refused to pay their 2024 assessments, and these accounts have been sent to our attorney to pursue legal action. Additionally, \$10,000 has been allocated to the Reserve Fund for future expenses identified in the Reserve Study.

A projected budget through 2029 was presented, using an average three percent inflation. A question was asked about having no budgeted expenses for landscaping improvements after 2026. It is anticipated that improvements will be completed by that time, with only maintenance ongoing.

Gary Fitzpatrick moved to ratify the 2025 budget. This was seconded by Stacy Allen. The motion was approved.

Invoices will be sent to all property owners within the next week by email. The \$600 can be paid by check. This year we can also accept ACH transfers and credit card payments with additional fees; one percent and three percent respectively. An ACH transfer will cost \$606 while a credit card payment will cost \$618.

VII. Appoint new Board Members

In odd-numbered years, three members are elected to the HOA Board of Directors. Sam is stepping down after several years as Treasurer. With 45 votes tabulated, Rita Felde has been elected to fill the vacancy while Sandy Rhoades and Amy Mohler have been re-elected to Board positions. Sam received a round of applause for all his contributions to the Board.

VIII. New Business

The HOA eventually received several anonymous letters sent to the wrong Post Office box telling us about violations of our CC&Rs or DRGs. We were aware of these violations and have been dealing with them. Please contact us appropriately in the future, email will get the fastest response.

IX. Adjournment

There being no further business to discuss, Sandy motioned for Adjournment. It was seconded by Sam. The motion was voted upon and passed. The meeting was adjourned at 7:23 p.m.