

MINUTES
BOARD OF DIRECTORS
HOMESTEAD AT RIFLE PUD HOA
Tuesday, 6:00 P.M., Jan 24, 2012; 201 Railroad Ave, Rifle, CO

I. Call meeting to order. **Meeting called to order at approximately 6:00 P.M. Board members present were: John Savage, Harry Kissel, Rich Burns and Jay Miller. Homeowners present were: Jeff Williams and Bud Saunders.**

II. Review of Minutes of previous Meeting: **Minutes for meeting on March 8, 2011; accepted without amendment**

III. Financial Reports:

A. Income and Expense and Balance Sheet. **2011 Final P&L and Balance Sheet and 2011 YTD reviewed, noted electric account still has some errors on Ag Open Space 818-6 charges are paid by HOA and will be invoiced to WSJ for reimbursements. Account to be corrected by Feb. 3, 2012. Accepted as presented.**

B. Assessment Delinquencies: No report.

C. 2011 Budget Review: **Budget as presented approved, with assessments increasing \$5.00 and new dues to be \$130.00 annually.**

Discussion on aggressively pursuing past due accounts using Barb Clifton as necessary to collect fees due. Customer accounts reviewed and updated by JWS Jan. 24, 2012.

III. Old Business:

A. Winter maintenance: **Proposals from Christensen for snowplowing and Williams for maintenance of dog stations approved. No changes in snowplowing or pet station maintenance. Christiansen will continue to snowplow and Williams to maintain pet stations.**

C. ENTRY SIGN LIGHTING: **Repaired and working at this time.**

D. 1397 Firethorn: **No change to date. Discussed the probability of retaining Barb Clifton to pursue the compliance of 1397 Firethorn. Possible formation of a separate landscaping committee from homeowners to enforce Homestead HOA requirements and to maintain the integrity of the subdivision. Landscaping committee to be discussed at the next member meeting scheduled.**

E. Tamarisk Control: **SLC will continue to monitor and will remove as needed.**

F. Pet Stations: **New stations installed @ 16th St. damages repaired. OK at the time.**

G. Covenant Enforcement: **No Report**

H. Collections: **Will aggressively pursue all past due delinquencies and hire Barb Clifton as needed.**

I. Web Site Development: **SLC authorized to seek proposals and pursue. John Savage suggested starting with a bare bones free version to see how it goes. An email address will be set up with rof.net for the Homestead HOA.**

IV. Maintenance Committee:

A. Fence repairs: **Rich Burns agreed to walk the fence this spring and report any repairs needing to be done to Savage Land Co. for maintenance this year.**

B. Landscape maintenance: **Received 2 proposals for landscape maintenance. Peaceful Valley proposal, same as 2011. Jeff Williams's proposal is \$400.00 less but needs to check into liability insurance required by the HOA. Agreed to award the contract to Jeff if he can obtain the necessary insurance. Jeff to get back to John Savage by Feb 3, 2012.**

C. Open Space weeds: **Agreed weed control better from encroaching on properties with the maintenance along the fence line by WSJ. WSJ to continue to weed control in the spring.**

V. Architectural Committee: **No Report**

VI. Covenant Compliance: **No Report**

VII. New Business:

A. Member Meeting schedule: **Scheduled for Feb 13, 2012**

B. HOA Registration: **SLC to file Annual Registration.**

C. Electric Bill.: **Electric accounting to be correct by Feb. 3, 2012**

VIII. Adjournment: **Meeting adjourned circa 7:08**