

Minutes  
BOARD OF DIRECTORS  
HOMESTEAD AT RIFLE PUD HOA  
Tuesday, 6:00 P.M., March 8, 2011; 201 Railroad Ave, Rifle, CO

I. Call meeting to order. **Present were: Harry Kissel, John Savage, Jay Miller and Rich Burns(?)**

II. Review of Minutes of previous Meeting: **Minutes for meeting on June 29, 2010; accepted without amendment**

III. Financial Reports:

A. Income and Expense and Balance Sheet. **2010 Final P&L and Balance Sheet and 2011 YTD reviewed, noted electric charges that should have been paid by WSJ, LLC as Ag Open Space lessee. Accepted as presented.**

B. Assessment Delinquencies: No Report

C. 2011 Budget Review: **Budget as presented approved, assessments remain at \$125 per year.**

III. Old Business:

A. Winter maintenance: **Proposals from Christensen for snowplowing and Williams for maintenance of dog stations approved.**

C. ENTRY SIGN LIGHTING: **JWS will check to see if working and get fixed if not**

D. 1397 Firethorn: **No change to date.**

E. Tamarisk Control: **SLC authorized to do work.**

F. Pet Stations: **New stations to be added to 16<sup>th</sup> St. and damaged to be replaced.**

G. Covenant Enforcement: **No Report**

H. Collections: **No Report.**

I. Web Site Development: **SLC authorized to seek proposals and pursue.**

IV. Maintenance Committee:

A. Fence repairs: **No Report**

B. Landscape maintenance: **Board advised that some residents expressed an interest in bidding on the work, but no proposals received. Peaceful Valley proposal, same as 2010 accepted.**

C. Open Space weeds: **SLC advised the WSJ would mow the fence line and work on weed control.**

V. Architectural Committee: **No Report**

VI. Covenant Compliance: **No Report**

VII. New Business:

A. Member Meeting schedule: **Not scheduled for 2011**

B. HOA Registration: **State now requires annual registration, SLC reported done**

C. Electric Bill?: **AG Open Space Pump invoices will be reimbursed by WSJ, LLC.**

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