

MINUTES  
BOARD OF DIRECTORS  
HOMESTEAD AT RIFLE PUD HOA  
Tuesday, 6:00 P.M., June 29, 2010; 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 Kissell and Rich Burns. Homeowners present were: Billy Jansky, the Finkles, Marca Kent and John and Melissa Hier.**

II. Review of Minutes of previous Meeting: **Minutes for meeting on Aug 11, 2009**

**Board noted that the minutes for the Aug. 11, 2009 meeting were approved at the Board of Directors meeting following the annual meeting of homeowners in December of 2009. John Savage reported that there were no minutes kept of that meeting and there have not been any subsequent meetings.**

III. Financial Reports:

- A. Income and Expense and Balance Sheet. **2010 YTD**
- B. Assessment Delinquencies:
- C. 2010 Budget Review:

**2010 YTD financial statements were reviewed and approved without comment. John Savage advised that he would look for options to get someone to work on unpaid accounts.**

III. Old Business:

- A. Winter maintenance

**The issue of how to get the pet feces control stations and garbage receptacles maintained over the winter. Peaceful Valley appears not to be capable or interested in doing this work. Rich advised that the Christiansens were willing to do this work in conjunction with their snowplowing duties for \$50/mo. for the period 11/1-4/15. Motion made to authorize made, seconded and passed unanimously.**

- C. ENTRY SIGN LIGHTING:

**Rich Burns reported that one of the lights is out and the fixture needs to be replaced. President authorized to contact Walker Electric to repair, if they don't do it, Ellis Electric was recommended.**

- D. 1397 Firethorn

**John Savage reported that he had received photos and a complaint (from Finkles) regarding the landscape and building condition of the property at 1397 Firethorn. The**

**Finkles, Marcia Kent and the Heirs attended the meeting concerned about the same issue. John Heir advised that the City didn't have much to add. City no longer has a code enforcement officer. He said he would ask the building official to check the site for possible building codes issues, i.e. broken windows. Board discussed and authorized John Savage to retain an attorney for the association to pursue this matter.**

**IV. Maintenance Committee:**

- A. Fence repairs: John Savage reported that the extra posts located along the south fence line had been retrieved and stored at JBS Const. Maintenance yard on Graham Mesa Ave. Rich noted that there are extra rails at the access gate next to his house. JWS advised that those would be removed and stored in the same location. No fence repair issues noted.**
  
- B. Landscape maintenance: Harry and or Rich reported that Ken Marjury reported that there are a couple of bare patches at the corner of Birch and 16<sup>th</sup> left over from 16<sup>th</sup> St. construction. Ken will try to plant and/or JWS to get addressed.**
  
- C. Open Space weeds: Several complaints have been received suggesting that weeds along the Ag Open Space fence are spreading to homeowner lots. JWS advised that he will have the fenceline trimmed.**
  
- D. Other: Billie Jansky advised that there were several large Tamarisk bushes growing in the Open Space above Firethorn and one on the adjacent public open space. Board authorized JWS to get them removed.**
  
- E. Refuse and pet stations. Rich and Harry have keys to the bag boxes, additional bags are in container behind entry sign. It was noted that there is a bag dispenser on the Graham Court to 16<sup>th</sup> St. trail, but no trash receptacle. Board authorized acquisition of a trash receptacle for this site and installation of one or two additional stations along 16<sup>th</sup> St.**

**V. Architectural Committee: No issues reported.**

**VI. Covenant Compliance: The homeowners attending the meeting asked the Board to start taking more action on landscaping maintenance and other related issues. See Jansky and others memos and photos. Board directed president to pursue the matter.**

**VII. New Business:**

**A. Ms. Jansky advised that the Colorado Common Interest Community Act requires that a Certificate of Insurance be given to each homeowner once a year. A copy of the current Declaration was given to Ms. Jansky and she was advised that copies would be included in the next meeting notice.**

**B. Complaints were received regarding 1253 Fir and 1287 Fir regarding landscaping issues and storage of rec vehicles etc. Board and members discussed procedures and expenses of enforcement. The need for reconstituting a member committee to address these types of issues was noted.**

**VIII. Adjournment: Meeting was adjourned at about 8pm.**