

THE HOMESTEAD AT RIFLE
HOMEOWNERS ASSOC., INC.

MINUTES OF ANNUAL MEETING

The annual meeting of THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION, INC., was held at **7:00 P.M on Tuesday, March 19, 2013 at RE-2 ADMINISTRATION BUILDING, 839 RAILROAD AVE.**

- I. Call meeting to order @ 7:08 P.M. Present were: Barb Kissell, Harry Kissell, Billie Jansky, Dan & Donna Christianson, Mike O'link, Colleen Ems, Bud Sanders, Jeff Williams, Rich Burns, Wayne Blotske, Jay Miller, Natalie Wilson, and John Savage.
- II. Review of 2012 meeting minutes. **Approved as presented 1st Rich Burns, 2nd Jeff Williams.**
- III. Review of 2012 Financial Reports and 2013 Budget. **Discussion:** Mike O'Link asked about Legal fees and what they were for. JWS stated they were for legal fees from HOA Attorney for enforcing landscaping regulations to Chen owner of 1397 Firethorn Drive. The question of Liens came up from several attendees and discussed at length. Filing a lien, the cost of filing, the threshold of tolerance before filing a lien and if it is worth filing a lien. All agreed it should be discussed at the Board Meeting in April and was a Board issue to deal with. **Financial Reports were presented, reviewed and approved. 1st Jay Miller, 2nd Harry Kissell. BUDGET Approved as submitted. 1st Jeff Williams, 2nd Bud Sanders. No Increase in dues this year.**
- IV. Election of Directors:
Members Elect 5 Directors: **Jay Miller is the designated Board Member from Homestead Highlands, not subject to election by this meeting.**
Nominations to date: Natalie Wilson, 1360 Firethorn Drive by Billie Jansky.
Harry Kissell agrees to step down and let Natalie serve as a Director. The existing Board of John Savage, Jeff Williams and Bud Sanders will remain. No additional nominees. **Nominees elected by acclamation.**
- V. Committees Reports:

Maintenance: Rich Burns to check fences in the spring for repairs needed. Nothing to report from Rich. Jeff Williams agreed to check fences this Spring 2013. Natalie Wilson asks if the HOA sprays pesticide along the fence line. Rich Burns & John Savage says the HOA has not sprayed fence lines except for the trails. Harry Kissell wants to know about the weeds in the field. John

Savage says the fields will be horse free this year and spraying for weeds as needed in the center may happen. Irrigation and cleanup of pastures stated for Spring 2013.

Snow Removal Discussion: **Billie Jansky has bid for snow removal on sidewalks in the Homestead. HOA only clearing sidewalk @ 16th. & Birch.** Homeowners are responsible for clearing walks in front of residence. Suggests if problems with snow on sidewalks to call the City of Rifle for non-compliance of city code. HOA will accept proposal on existing snow plowing parameters if she wants to pass it on.

Architectural Review: Nothing new to report. 1397 Firethorn will be monitored this spring for compliance of HOA landscaping regulations.

Covenant Compliance. **Billy Jansky not having any luck with getting volunteers to join the Covenant Compliance Committee.** Billie doesn't feel she can do it on her own.

V. Old Business. **Nothing to report.**

VI. New Business: **Dan Christensen brought up the mess left behind by Xcel Energy @ the corner of 16th & Birch Ave.** There is a hole that needs to be filled and the landscaping restored. John Savage to take a look @ it and get something done.

Jay Miller addressed the meeting about the letter sent out from the Homestead Highlands about amending the Declaration for the Homestead Highlands due to a clerical error in the original filing. Rich Burns and others expressed confusion as to why the Highlands HOA and not the Homestead would send out a letter. Jay Miller agrees and apologizes for the method used in sending out these notices without the Homestead Board addressing the issue with members directly. The Homestead Board will review at the April meeting and send out correspondence to all Homestead HOA members explaining this change and why.

New HOA website: [http://www.neighborhoodlink.com/The_Homestead Documents](http://www.neighborhoodlink.com/The_Homestead_Documents) will be posted online.

BLOCK PARTY: NOT SCHEDULED BY ASSOCIATION

VII. Adjournment. 8:00 P.M. circa

Minutes by Joan Hibdon