

The Homestead at Rifle HOA

MINUTES: Board of Directors meeting 9/10/14

A meeting of the Board of Directors was held at 201 Railroad Ave. at 6pm.

Present were John Savage, Harry Kissell. Jay Miller appeared late. Jeff Williams, called, in reported work conflict. Natalie Wilson and Bud Saunders voted by email.

The Board reviewed the Declaration Amendments proposed by Jay Miller, President of the Homestead Highlands OA and ballot. The proposed amendment removes conflicts and inconsistencies between the revised Declaration for Phase 4 of The Homestead and Homestead Highlands. It was noted in that there is a provision in the Homestead Highlands Declaration that in the event of conflict, the Homestead Highlands Declaration prevails. By unanimous vote, John Savage was authorized to finalize and mail out the ballot.

Results reported to Board 10/4/14: 29 ballots were returned, which met the 20% quorum requirement and 28 voted in favor of the amendments and one against. Amendment approval requires an affirmative vote of 50% of eligible voters (59), therefor the amendments failed.

NOTE 4 additional ballots, all in favor were received after the voting deadline.

John Savage reported to the Board that a neighbor had called to complain about the landscaping maintenance at 1332 Firethorn Drive (Bruce Mills) and reported that the condition of the backyard and dog feces odor had interfered with a sale of her adjacent property. The Board noted that the condition of the front yard of 1332 has been a matter of concern for several years and that a demand for correction was mailed earlier this year with no action or response from Mr. Mills. John S. reported that he was unable to check the backyard condition. The Board authorized John Savage to pursue the matter w/ Mr. Mills and to refer the matter to an attorney if a personal meeting did not resolve the issue.

/s/John Savage