

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 18, 2014 at RE-2 ADMINISTRATION BUILDING, 839 RAILROAD AVE.**

- I. Call meeting to order @ 6:55 P.M. Present were: Barb & Harry Kissell, Dan Christiansen, Bud Sanders, Jeff Williams, Rich & Cheryl Burns, Jenny Boone, Jay Miller, and John Savage.
- II. Review of 2013 meeting minutes. **Approved as presented 1st Jay Miller, 2nd Rich Burns.**
- III. Review of 2013 Financial Reports and 2014 Budget. **Discussion: Financial Reports were presented, reviewed and approved. BUDGET Approved as submitted. 1st Jay Miller, 2nd Rich Burns. 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: No new nominations. The existing Board of John Savage, Jeff Williams, Natalie Wilson and Bud Sanders will remain. No additional nominees. **Nominees elected by acclamation. 1st Harry Kissell, 2nd Jay Miller**
- V. Committees Reports:

Maintenance: Association received 7 new Proposals for the mowing & landscape maintenance. Trail maintenance & pet stations to be maintained by Jeff Williams and deleted from the landscaping contract. The Board to review proposals remove the pet & trail maintenance and award the contract by the months end.

Snow Removal Discussion: Discussed at length the snow hazards this year in the Homestead, especially @ the mailboxes and gutters due to homeowners not shoveling their walks in a timely manner and the city plowing techniques.

General sidewalks: Homeowners are responsible for clearing walks in front of residence. Residents with snow on sidewalks can be reported to the City of Rifle for non-compliance of city code.

Mail Boxes & Clogged Gutters: Not city responsibility to keep snow clear from mail boxes. Discussed plowing methods to help eliminate the ice buildup around mail boxes & gutters but in the end all agreed bad year for snow. John Savage suggested the HOA get someone to clear the snow in these areas if needed on a trial basis without increasing the dues for 1 year. Dan Christiansen suggested moving the mailboxes @ the Entrance across the street on Birch for better access during the winter. All in agreement this is a particular heavy snow year and hard to budget for.

Architectural Review: Nothing new to report 2013

Covenant Compliance. Bud Sanders wants the HOA to take a more active position in enforcing covenant compliance including raising dues to do so. Bud Sanders left meeting upset over this issue @ 7:40 PM.

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

VI. New Business: **Landscaping contract to be awarded.**

New HOA website: http://www.neighborhoodlink.com/The_Homestead
Documents will be posted online.

BLOCK PARTY: NOT SCHEDULED BY ASSOCIATION

VII. Adjournment. 8:10 P.M. circa

Minutes by Joan Hibdon