

MINUTES
BOARD OF DIRECTORS
HOMESTEAD AT RIFLE PUD HOA
Monday, 7:00 P.M., June 1, 2015; 201 Railroad Ave., Rifle, CO

I. Call meeting to order. **Present: John Savage, Jay Miller, Jeff Williams and Harry Kissell; Bud Sanders' house is for sale and he has apparently left the area.**

II. Review of Minutes of previous Meeting: **Minutes of 9/10/2014 Board Meeting no additions or corrections.**

III. Financial Reports:

A. Income and Expense and Balance Sheet. **12/31/2014 Balance Sheet and P&L and 5/29/2015 YTD Balance Sheet and P&L approved as presented.**

B. Assessment Delinquencies: **No report.**

C. 2015 Budget Review: **2015 Proposed Budget approved as presented.**

III. Old Business:

A. Winter maintenance: **JS reported on attempts to attract a contractor for proposed winter maintenance. No action taken.**

C. ENTRY SIGN LIGHTING: **No reports of further outages. Harry reported that landscaping was too high on south side, interfered w/ vehicle site distances entering Birch Ave. CLC to be notified to trim back to city standards.**

D. 1397 Firethorn: **Property sold, landscaping ok for now.**

E. Tamarisk Control: **JS reported on prior removal and that JBS Const. will follow up this summer.**

F. Pet Stations: **Jeff maintaining year round, no issues.**

G. Covenant Enforcement: **JS reported that Billie Jansky said she had some issues to raise, but no details provided. 1322 Firethorn (Mills) continues to be a problem. JS to contact him or turn over to atty for enforcement action.**

H. Collections: **No report**

I. Web Site Development: **JS reported that he was keeping web site updated, several Bd members reported using site occasionally.**

J. HOA Registration: **Done for 2015.**

K. Electric Bill Ag Open Space: **Now billed to HOA, reimbursed by Savage as lessee of Ag Open Space area.**

IV. Maintenance Committee:

A. Fence repairs: **No issues noted.**

B. Landscape maintenance: **CLC doing ok. Jeff reported exposed irrigation line at Graham Mesa Trail. Harry reported somebody ran a trench through the area recently. Need to rebury irrigation line, JS to contact CLC.**

C. Open Space weeds: **No issues noted, JS said they would mow fence lines soon.**

V. Architectural Committee: **JS reported email from Billie Jansky re new homeowner contacting her re installing a car port. She told them to check w/ City building department first then come to board meeting if needed. Nothing more on subject to date.**

VI. Covenant Compliance: **No issues reported.**

VII. New Business:

A. Member Meeting schedule: **Member meeting to be held Dec 2015 per JS.**

B. Homestead Estate Lots development/Ag Open Space: **JS advised board of platting of 4 estate lots on north side of Ag Open Space and advised of some disturbance due to drainage relocation and relocate of city raw water pipeline.**

VIII. Adjournment: **Meeting adjourned at approx. 8:15pm.**