

THE HOMESTEAD AT RIFLE
HOMEOWNERS ASSOC., INC.

NOTICE OF ANNUAL MEETING-2016

The annual meeting of THE HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION, INC., will be held at **7:00 P.M on Tuesday, March 1, 2016 at**

**Olive Ridley's Coffee House, 228 Railroad Ave.
Rifle, CO 81650**

AGENDA:

- I. Introductions, approval of Minutes of 2014 Annual Member meeting.
- II. Review of 2015 Financial Reports and 2016 Budget.
- III. Election of Directors:
Members Elect 4 Directors; Jay Miller is the designated Board Member from Homestead Highlands, not subject to election by this meeting.
Nominations to date: Present Board Members have agreed to serve another 1 year term: Jeff Williams, Harry Kissell and Natalie Wilson.
NOTE: John Savage is retiring
Additional nominations will be accepted at the meeting.
- IV. Committees Reports:
Maintenance: **Custom Lawn Care contract recommended for renewal in 2016; Vetter Homestead HOA to assume maintenance of 16th St. trail east of Graham Court.**
Architectural Review: No activity in 2015 and no pending matters.
Covenant Compliance: Any members interested in this issue are encouraged to attend this meeting and be heard.
- V. Old Business.
A. WINTER MAINTENANCE: No acceptable proposals for expanded winter maintenance.
- VI. New Business: A. John Savage/Savage Land Company will no longer be operating the HOA, provision for future operations need to be established.
- VII. Adjournment.

NOTE: Meeting documents will be posted to http://www.neighborhoodlink.com/The_Homestead
Contact office (970-625-1470, savagejw@msn.com) is you want documents mailed or emailed separately.

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

MINUTES
BOARD OF DIRECTORS
HOMESTEAD AT RIFLE PUD HOA
Monday, 7:00 P.M., February 8, 2016; 201 Railroad Ave., Rifle, CO

I. Call meeting to order. **Present were: John Savage, Jay Miller, Harry Kissell, and Natalie Wilson, Jeff Williams arrived late. John Savage presided.**

II. Review of Minutes of previous Meeting: **Minutes of the Board meeting of 6/1/2015 were presented. No corrections or additions.**

III. Financial Reports:

A. Income and Expense and Balance Sheet. **2015 Year End Balance Sheet, Profit and Loss, and Transaction Detail reports were reviewed. No comments or changes.**

B. 2016 Budget. **2016 proposed budget reviewed, adopted without change. Assessments increased to \$145/yr.**

III. Old Business:

A. Winter maintenance: **JWs reported that advertising last year for increased winter maintenance projects, generated little interest. Bd. Members reported that someone has been plowing interior sidewalks on their own. JWS noted that 16th St. sidewalk east Kissell lot was now responsibility of Vetter Homestead HOA, Dan Christensen to be advised to bill Homestead \$75 and Vetter \$25 in future.**

C. Entry Sign lighting: **No issues reported, removal of bush that limited driver sight lines noted and approved.**

D. 1397 Firethorn (sold): **JWS reported Chen house was sold last year and fall maintenance appeared normal.**

E. Tamarisk Control: **JWS noted that several tamarisks removed in private open space between Firethorn and Fir w/ reports of some regrowth, site to be checked in spring.**

F. Pet Stations: **Jeff reported one station replaced, has another spare, Graham Court station vandalized, key broken off. To be checked in spring.**

G. Covenant Enforcement: **1332 Firethorn (Bruce Mills) Bd. Member reported yard was sprayed for weeds last fall, but apparently not replanted. President advised to proceed w/ covenant enforcement.**

IV. Maintenance Committee:

A. Fence repairs: **JWS noted that he had received a report (George Stump 1240 Sage Ct) of fence damage, Jeff said he would check on it when snow melts.**

B. Landscape maintenance: **JWS asked if we should renew CLC contact. Jay reported Hmstd Highlands had not renewed CLC contract for 2016 due to management issues, now using Jim Waters. No one reported any issues w/ CLC work for Hmstd PUD, agreed to renew CLC contract for 2016.**

C. Open Space weeds: **No issue reported. JWS noted that he, as lessee of the AG Open Space was continuing maintenance and baling hay, practice to continue.**

V. Architectural Committee: **No issues or requests pending.**

VI. Covenant Compliance: **No issues or requests pending.**

VII. New Business:

- A. Member Meeting schedule: 2016 member meeting set for 7pm on March 1. Natalie Wilson offered her coffee house at 228 Railroad Ave as the venue.
- B. Homestead Estate Lots development/Ag Open Space: JWS reported on status of construction on Vetter Homestead lots and adjacent AG Open Space, to be completed this spring and all disturbed areas reclaimed. Jay Miller though JWS letter last year indicated the “association” was paying some of these costs. JWS clarified that all Vetter Homestead work was being paid by developer. Irrigation system will be rebuilt for joint use.

JWS reported that because his “declarant rights” for The Homestead PUD have expired, the new estate lots on 16th St. and any further development to the east will be in separate subdivisions and HOA associations.

JWS also noted that new HOA legislation requires association managers to be licensed. As long as JWS had lots to be added to the Homestead PUD, he was considered to be a member and operate the association, although no office expenses are charged to the Association now. However, now that it has been determined that Vetter Hmstd lots and any other development will not be part of the association, JWS position on the board and as an office of the association becomes more problematic. He also reported that he and Sally planned to take an extended trip in 2017, therefore future operation of the Homestead PUD by others is necessary.

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

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.**

3:15 PM

02/07/16

Cash Basis

Homestead at Rifle HOA, Inc.

Balance Sheet

As of December 31, 2015

	Dec 31, 15
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank - Savings	24,295.56
Alpine Bank 1414013646	12,811.81
Total Checking/Savings	37,107.37
Accounts Receivable	
Accounts Receivable	-355.00
Total Accounts Receivable	-355.00
Total Current Assets	36,752.37
Fixed Assets	
Open Space	
Agricultural Open Space 03-020	1.00
Firethorn 2177-102-01-018	1.00
Total Open Space	2.00
Total Fixed Assets	2.00
TOTAL ASSETS	<u>36,754.37</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	2.00
Retained Earnings	34,144.67
Net Income	2,607.70
Total Equity	36,754.37
TOTAL LIABILITIES & EQUITY	<u>36,754.37</u>

Homestead at Rifle HOA, Inc.
Profit & Loss
 January through December 2015

	Jan - Dec 15
Income	
Homeowners Dues	14,603.25
Interest Income	2.43
Uncategorized Income	31.22
Total Income	14,636.90
Gross Profit	14,636.90
Expense	
Administration	
Advertising Expense	162.00
Filing Fees	59.25
Office Supplies	195.49
Administration - Other	58.00
Total Administration	474.74
b-Professional Fees	
Accounting	240.00
Total b-Professional Fees	240.00
Insurance	412.00
Maintenance	
Landscaping Mowing	2,855.57
Paths Maintenance	
Pet Stations	567.17
Paths Maintenance - Other	1,550.00
Total Paths Maintenance	2,117.17
Snow Removal	2,100.00
Total Maintenance	7,072.74
Utilities	
Electricity	
Ag Open Space Pump Reimburs...	13.53
Electricity - Other	262.98
Total Electricity	276.51
Water	3,553.21
Total Utilities	3,829.72
Total Expense	12,029.20
Net Income	<u>2,607.70</u>

THE HOMESTEAD AT RIFLE PUD					
Budget	Proposed	2016			
				2015	2016
				ACTUAL	BUDGET
INCOME:					
	HOA DUES			\$14,603	\$15,660
	INTEREST			\$2	0
	MISC			\$31	0
		TOTAL		\$14,636	\$15,660
EXPENSES:					
	Admin	Advertising		\$162	100
		Filing Fees		\$59	60
		Office Supplies		\$196	200
		Other		\$58	100
		Sub-Total		\$475	\$460
	Professional fees	Attorney		\$0	0
		Accountant		\$240	250
		Sub-Total		\$240	\$250
	Insurance			\$412	450
	Maintenance				
		Landscaping		\$2,856	3000
		Pet Stations		\$567	400
		Trails		\$1,550	1500
		Fence		\$0	500
		Snow Plowing		\$2,100	3000
		Sub-Total		\$7,073	\$8,400
	Utilities	Electric		\$276	280
		Water		\$3,553	4000
		Sub-Total		\$3,829	\$4,280
		TOTAL		\$12,029	\$13,840
NET GAIN/LOSS Ops				\$2,607	\$1,820
Reserves Allocation				\$2,600	\$1,800
NET GAIN/LOSS FINAL				\$7	\$20
2016	Assessments	2015		2016	
Units	108	\$130	\$14,040	\$145	\$15,660