

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.**