

THE HOMESTEAD AT RIFLE
HOMEOWNERS ASSOC., INC.

MINUTES OF ANNUAL MEETING-2016

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

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

Minutes: 3/2/16 draft)

- I. Introductions, approval of Minutes of 2014 Annual Member meeting. **John Savage presided, 8 members present. Minutes of 2014 meeting approved as presented.**
- II. Review of 2015 Financial Reports and 2016 Budget. **Financial Reports approved as presented.**
- 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.
Nominations from the floor: Dan Christiansen and Rich Burns. John Savage withdrew his name from nomination. Dan Christiansen, Natalie Wilson, Harry Kissell, and Rich Burns elected by acclamation.
- 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. No action by members. JWS to confirm they are renewing contract for 2016.**
Architectural Review: No activity in 2015 and no pending matters. **Nothing new reported.**
Covenant Compliance: Any members interested in this issue are encouraged to attend this meeting and be heard. **John noted that Bd working on Mills issues and that other problem lot has been sold and new owners taking care of it.**
- V. Old Business.
A. WINTER MAINTENANCE: No acceptable proposals for expanded winter maintenance.
Some discussion of ice build up around mail boxes, Dan said he worked on it more and noted similar problems on 16th St at Graham Ct. Trail. Need to contact city to see if they can plow 16th St. to north side.
- VI. New Business: A. John Savage/Savage Land Company will no longer be operating the HOA, provision for future operations need to be established. **Members acknowledged need to seek future management of the Assoc. JWS to continue as ex-officio manager until end of year. Cheryl Burns noted that a number of the MLS Board property managers are now certified Assoc. managers. John Savage to put out and RFP and then a committee will be formed to evaluate a**

discrete number of candidates.

Graham Ct trail and others: Jeff and Dan noted that trails need some more gravel (3/4 screened), edging and brush/tree trimming. JWS to check w/ CLC to see if they can do that work.

Natalie asked if we were going to have a block party in 2016. Some discussion as to whether it should be on Sage Ct or Graham Ct. Group advised to contact office when date set so we can send out notice and post on website.

VII. Adjournment. Meeting adjourned at 8:15.

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