

Homestead at Rifle Homeowners Association

RECORD OF PROCEEDINGS 2017 ANNUAL MEETING OF MEMBERS

7 pm February 23, 2017 RE-2 Administration Center, 839 Whiteriver Avenue

The 2017 Annual meeting of members of The Homestead at Rifle Association, Inc. (the "Association") of Garfield County, Colorado was called and held on February 23, 2017, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE:

Directors

Harry Kissell, President
Rich Burns, Vice President/Treasurer -had resigned at this date
Jeff Williams, Secretary
Jerry Waller, Director
Jay Miller, Director-was unable to attend

Owners present

Barb Kissell	Rich and Cheryl Burns
Steve and Billie Jansky	Chris Miller
Jenny Boone	Robert Currier
Gayleen Smith	

Owners represented by Proxy were:

Art Dahl	John Troka
Karen Torres*	Grant Fiedler*
Judy Minturn*	Jay Miller*
Virginia Lemon	*Homestead Highlands Owners

ALSO PRESENT WAS: Keith Edquist, of Edquist Management and Real Estate, LLC, Association Manager

CALL TO ORDER/ NOTICE AND QUORUM-President Kissell called the meeting to order at 7:05 pm. He introduced the Board members and Manager Edquist. Mr. Edquist gave a brief resume of his experience and qualifications as a licensed manager of community associations.

There was not a quorum achieved between the proxies and those present in person, which under state law and lacking provision for establishing quorum in the Homestead Bylaws, would require 20 percent of the ownership to be present.

CONSIDERATION- Edquist called for and received a motion to approve the 2016 annual meeting minutes as presented. There was a second and all were in favor, none opposed.

BUDGET DISCUSSION-Owners were provided with a balance sheet and profit and loss statements as of December 31, 2016, and copies of the proposed 2017 budget, as mailed to all owners. Edquist led a discussion regarding the increase in assessments from \$145 to \$195 for 2017. This is due to the retention of management services by Homestead, and was mentioned as a coming expense in the 2016 annual meeting minutes.

He said the Board had acted to reduce the expense this year by lessening the amount of assessments designated for reserves from \$1800 to \$500, and by reducing the budgeted amount

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for snow removal. He said the reduction in the amount allocated towards reserves should not be viewed as permanent, but did serve to reduce the overall increase in this budget over last year's. He also noted over \$6000 uncollected in past due assessments, and said his first priority for the coming months would be to collect these assessments due from delinquent owners.

There was brief discussion regarding the expense proposed for trail and fence maintenance, as well as clarification from past Director Burns regarding the access easement to the 'agricultural space' to the north of Firethorn. It is stressed that this area is not open space or common space for Homestead owners to use. There is such open space- and trails and fencing thereon- between Firethorn and Sage Court owned by the City of Rifle.

There being no further discussion, the budget proposed by the Board was ratified and will be in effect for this fiscal year.

OLD BUSINESS –Harry Kissell offered the Board and ownership's thanks to Rich Burns for his many hours of service to the association. There was discussion of the need to again conduct a summer neighborhood party. The Board will work toward this, perhaps for early June. There was brief discussion of some unsightly properties in the neighborhood. Mr. Edquist to address in the near future.

NEW BUSINESS - ELECTION OF DIRECTORS-Chris Miller and Billie Jansky self nominated and were elected to the Board by acclamation. Immediately after adjournment of the annual meeting the Board met and elected its officers for 2017 as follows: Harry Kissell, President, Jeff Williams, Secretary, Billie Jansky, Vice-President, and Chris Miller, Treasurer, Jay Miller and Jerry Waller, Directors.

ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,



Keith M. Edquist
Edquist Management and Real Estate, LLC
Secretary to the Meeting

HOMESTEAD AT RIFLE ASSOCIATION, INC.

Harry Kissell–President