

# Homestead at Rifle Homeowners Association

Monday, May 7, 2018– 5:00 P.M.,  
Kissell Residence, 1552 Graham Court  
Rifle, Colorado

## MEETING OF DIRECTORS HOMESTEAD AT RIFLE ASSOCIATION

**A meeting of the directors of The Homestead at Rifle Association of Garfield County, Colorado was called and held on May 7<sup>th</sup>, 2018 in accordance with the applicable statues of the State of Colorado, with the following persons present and acting:**

### ATTENDANCE

Chris Miller, President, Jerry Waller, Secretary, Harry Kissell, Jay Miller and Jerry Waller, Directors. Director/ Treasurer Art Dahl was unable to attend. Vice-President Rich Burns had recently resigned for the second time due business considerations. Also present was Keith Edquist, Association Manager.

**CALL TO ORDER** President Miller called the meeting to order at 5:07 p.m.

**CONSIDERATION** There was a motion and second to approve the 11/16/17 minutes as submitted. This passed unanimously and they will be posted to the website.

**PUBLIC COMMENT** None

**MARCH FINANCIALS AND AGING STATEMENT-** bookkeeper Kim Clinco provided financial reports through the end of April. Savings account balance was \$34,303 and Operations account \$18,649. There were no unusual expense items noted this early in the year, but note was made of filing fees expense which included a lien on a homeowner bringing that line item over budget. This was offset by a credit to the electrical expenses, as management received a check from Savage Land Company as re-imbusement for electrical expenses associated with running the ag space pump over the past summer. This expense had been set up to withdraw from Alpine Bank automatically, and was in error as to the responsible party. This automatic withdrawal for electricity and a similar one for city water expense have been eliminated from the Homestead accounts at Alpine Bank.

The aging statement is much improved, showing \$1650 due from two owners over 60 days, and the majority of this from the owner whose property has been liened. 25 owners at this date had still not paid the 2018 assessment of \$200, but these were less than 30 days old. Interest and late fees are now charged on assessments and language to that effect printed on the owners statements. Each owner with an open balance receives a statement of account every month. This means about a third of owners have not yet paid the annual assessment. These funds will be needed to pay for summer expenses in landscaping.

# Homestead at Rifle Homeowners Association

UPDATES-

**Review of winter snow removal/summer landscaper-**the contractor (Buddy Rogers, All Around Maintenance) had little snow to remove this past winter, but was very inexpensive in the charges for walk shoveling. Total for the winter was \$162.50 on the budget of \$900.00.

Custom Lawn Care (last year's vendor) has been retained for landscape maintenance this summer. Chris and Keith met with principal Nick Fetchik to discuss needs and costs 2 weeks ago. CLC will be spraying for weed on the pathways, and has been asked to provide a bid for installation of an internet controlled timer and flow valve. This matter was discussed a bit later in the meeting. In a related manner, Edquist said that a reduced water rate formerly available from the city was no longer offered. He will check to be certain with the water department.

Directors asked that the turf on Birch be treated for weed, and Edquist will take care of this, and combine with fertilization of the area. He will also work more closely with CLC in regard to water use this summer.

**Agricultural space-**On March 22, Directors Rich Burns and Chris Miller had a telephone conference with developer John Savage regarding the use and responsibilities of the ag space. Savage, through his company KMLJ leases the ag space from Homestead for \$1.00 per year, but there is not a current written lease for this. He is responsible for weed control and irrigation on this space, and allows it, without compensation, to be hayed by local rancher Roy Combs. Weed control is done by cutting a swath next to the fence. He will attend to weeds in a similar manner this summer.

Irrigation water is run there when it is available, regardless of wet weather, and is supplied by piped ditch to the ag space pump location. Savage says the ag space has a water right, and that his new Vetter subdivision on 16<sup>th</sup> street also has a water right, and that he is working to sort out this division of rights. This will bear watching, as the ag space belongs to Homestead and will have little value without water. John said he had no objection to making the area a park, but said that takes an agreement to do so by 70 percent of the homeowners.

There was brief discussion regarding this last possibility, but liability and expense concerns were expressed and the subject seems past for the coming year. In a similar manner, doubts were expressed about having local residents service the dog stations. Edquist reported that aside from supplies, this is presently costing \$60-\$80 per month for him to perform (with thanks to the Kissells for a handy trash bin). With this information it was the consensus of the Board to leave this duty with management.

Discussion passed to an internet controlled irrigation timer for the landscaped spaces on Birch Avenue and 16<sup>th</sup> Street. This was discussed with CLC, President Miller and manager Edquist in April. CLC provided costs for installation at \$250, and for the necessary flow meter for internet control at \$600. Director Jerry Waller, who lives closest to the meter, did not want to have it controlled over his home service. At length it was

# Homestead at Rifle Homeowners Association

decided to monitor water use more closely this year and to evaluate whether such an irrigation timer will be useful in another season.

NEW BUSINESS- The Directors walked out to 16<sup>th</sup> street to view the landscape situation there. Several shrubs have failed, there is grass growing in the washed rock ground cover, and irrigation piping is above ground in several locations. On the way the Directors were able to see the general condition of the walking paths. It was determined that management should get bids for removal of the existing rock, installation of new weed barrier, burial of the drip lines and shrub replacement on 16<sup>th</sup> street. Also discussed was a similar need for work on the paths, but no direction on this was specifically given. Since the work is similar, a per foot or per yard estimate would allow budgeting for the rejuvenation of the paths where that would be beneficial.

OLD BUSINESS- Director Rich Burns has resigned from the Board due to business considerations, and Director Jay Miller, representing the Homestead Highlands Townhome Association, is moving from the area. This leaves Kissell, Miller, Dahl, and Waller as acting directors. Director Miller said he would attempt to recruit a representative to the Homestead Board from the Highlands. Should this be successful, the Board would have 5 members.

ADJOURNMENT there being no further business to come before the Board the meeting was adjourned at 6:10 pm.

Respectfully submitted,

Keith Edquist,  
Association Manager and Secretary to the Meeting  
HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION

---

Chris Miller  
President