

Independence Valley HOA Filing #2

PO BOX 1493 Grand Junction, CO 81502

2022 Annual Meeting Minutes

The annual business meeting was held at 6:30 pm at the Western Colorado Contractors Association conference room on March 9th, 2022. Introductions were made by those in attendance and President, Curt Rahm called the meeting to order at 6:30. There were 13 households represented and an additional 7 proxies to give us a quorum to continue.

There was no annual HOA meeting in 2021 due to the COVID-19 epidemic. Curt provided a review of the 2020 annual meeting minutes. Former board member Dan Penry was preparing to move out of the area and the need for contracting out the maintenance of the irrigation was discussed. Mesa County was considering upgrading the roads in the neighborhood with a overlay to smooth out cracks that had begun to appear. The 2020 meeting also discussed the budget and the budget was approved.

During 2021 improvements were made to the large ponds and more work may be necessary. Discussion about the current contractor providing maintenance and mowing services was discussed. Several homeowners volunteered to do part of the mowing and the discussion moved on. Later discussion included the need for a large elm tree to be removed and several homeowners volunteered to make the contacts for that service. The tree has been removed at this point.

The next item on the agenda was the 2021 financial report and proposed 2022 annual budget. Joe Barrows provided the review and noted that \$1,700 was paid for a review of the HOA Covenants and was a one time expense. Talk turned to a potential dues increase. It was pointed out that the agenda for the meeting did not include the topic of dues increase for 2022. A discussion followed and it was mentioned that the dues have been steady since at least 2015. A motion was made by Doug Kahl to send a proxy to all homeowners authorizing an increase in dues of \$100 per year. The motion passed. **(The dues increase has since been approved through the proxy mailing and is now \$600 per lot.)**

The Election of Officers was next on the agenda and the slate of current board members was approved- Curt Rahm, President, Tom Lee, Vice President and Joe Barrows as Secretary / Treasurer. Curt asked for additional volunteers to be on the Architectural Committee and we have new members, Dave Benakis, Jeff Hoaglund and Cindy Amman joining Curt Rahm, Doug

Kahl. The water committee is not needed at this time since Mountain West Services is being paid to maintain the entire system.

A discussion followed on New Business- There was paint on the roadway on one street and water had been overflowing the ditch in that area. Several homeowners were concerned that some sort of construction may be anticipated and no one seemed to know who was in charge of that potential effort. Mesa County owns the culverts that our irrigation water runs through and the HOA can clean it of debris but we should not do any repairs or modifications. Many homeowners voiced concern that the covenants are not being followed in regard to recreational vehicle storage. Recreational vehicles (four-wheelers, fifth wheel campers, etc.) and construction equipment like a track hoe or skid loader, need to be garaged or parked behind an HOA approved fence or natural barrier. It should be noted that the split rail fencing in the neighborhood is owned by each homeowner and is our individual responsibility to maintain. Taylor Fence was mentioned as the best place to purchase the posts and rails in our local area.

Dave Benakis is a new neighbor and has offered to provide a roll-off dumpster to the HOA to use for cleaning up our HOA -owned vacant lots. We are hoping to set a date in late April or early May to do a clean-up effort. Please let Curt Rahm know if you are willing to spend an hour or two to help on a Saturday.

The meeting was adjourned at 7:33 pm.

Submitted by Joe Barrows