

SPRINGRIDGE RESERVE HOMEOWNERS ASSOCIATION

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EXECUTIVE BOARD MEETING MINUTES

Monday, September 20, 2021 at 6:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:05 p.m.

II. Establishment of Quorum

A quorum was verified, board members present were Leslie Koronkiewicz and Doreen Young. Also present were Sam Engen and Bob Johnson, Integrated Mountain Management.

III. Homeowners Open Forum

There was a concern regarding the speed limit within the subdivision. The Board will investigate the possibility of adding speed limit signs and or speed bumps within the subdivision. Further discussion will be had at the annual meeting. In the meantime, IMM will send a reminder notice out to the membership.

IV. Approval of Prior Meeting Minutes

Leslie motioned to approve the meeting minutes from March 29, 2021. Doreen seconded, and all were in favor.

V. Financial Review

- **Balance Sheet and Budget Comparison Report:** Sam reviewed financials as of 8/31/2021, reporting a balance of \$14,865.57 in Operating and \$168,737.42 in Reserves. The water committee voted to increase the annual per lot assessment for the capital reserve fund by \$80 per lot back in March so water billing is higher than anticipated for the year.
- **Review and Approval of 2022 Budget:** IMM presented a budget for discussion; reflecting a total operating expense of \$134,460 for 2022 with no increase to assessments. The expected reserve contribution for the year is \$25,704. The HOA reserve fund is to pay for replacement and repair costs, and it is important to have sufficient cash in reserves so that the community will be able to account for unexpected expenses as well as future maintenance for repairs such as the roads and sewer lift station.
- There was a lot of discussion on increases assessments to further fund reserves. The Board would like to have the membership weigh in on this discussion at the Annual Meeting. IMM will send out a survey prior to the Annual Meeting regarding the importance of reserves and what level of funding the membership wants to see. Leslie motioned to approve the budget as presented with further discussion at the Annual Meeting. Doreen seconded, and all were in favor.

VI. Discussion and Action Items

- a. **Ratification of action – appoint board member to vacant seat:** The Board unanimously approved to appoint Doreen Young to the Board of Directors through the current term which expires in 2022.

b. Committee Updates:

- **Trails:** The committee recently met with AVLT to discuss adding more trails. More input is needed from the Department of Wildlife.
- **Water:** Peter Voss is the newest member of the committee. The committee also reported they are going to be working on a brochure to provide information to owners (new and old) about how the water system and the water committee works. IMM reported there are still about 5-7 owners who are over in their allocations monthly. This is the 2nd year of the Policy and fines will be issued at the full potential amount next year. Owners need to be mindful of their usage as the fines are not in place for the HOA to make money. The Policy and fines were established to deter owners from using more water than they are allotted in order to prevent a violation of the limitations imposed on the Association's water use by the Water Court decree.
- **ACC:** There are currently 8 homes under construction and several more in the review process.

c. Weed Mitigation: Garfield County has a cost share program in place. IMM will send an email out to the membership informing owners of the program and will submit the paperwork for the HOA.

d. Open forum discussion with owners about recommended changes to the declaration: The Board is ready to send this out for a vote of the membership. IMM suggest this be part of the annual meeting. The amended restated document will be sent out in advance of the meeting with a summary page explaining the reasoning behind these changes. Results from the survey suggest owners need more information to understand the reason behind some of these changes.

e. Additional Business

- **Schedule Annual Meeting Date:** The Annual Meeting of the Members has been scheduled for November 4th at 6PM via zoom.
- **Other:** The Board directed IMM to have the roadsides mowed and have the rabbitbrush removed in areas to protect the roadways. IMM will get work on the schedule for this fall and add to the annual maintenance schedule for the subdivision.

VI. Executive Session (if needed)

VII. Adjournment

A motion was made, and seconded to adjourn the meeting at 6:55 p.m.