

SUN MEADOW ESTATES HOMEOWNER ASSOC.

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Annual Owners Meeting

November 15, 2023
7:00 p.m.

OWNERS PRESENT: Mike Davis – Board Member
Amy Gosnell – Board Member
Sue Sakys – Board Member
Trevor French and Taisha Woodyard – Homeowners
Randy Long – Homeowner
Kari Slappey – Homeowner
Pat and Carolyn Tucker – Homeowner
Kelly West – Homeowner
Christina Winkler – Homeowner
Bill Vollmer – Homeowner
Jim McClelland - Homeowner

Others: Justin Windholz – Crystal Property Management

The Annual Owners meeting of the Sun Meadow Estates Homeowner Association was held on November 15, 2023 at the Rifle Library.

Call to Order

- Amy Gosnell welcomed everyone and called the meeting to order at 7:00 pm.

Financial Reports

- Justin Windholz presented the year-to-date financial reports for the HOA through October 2023. All income and expenses were at normal expected levels.

New Business

- Mike Davis updated everyone on recent HOA activities.
 - The irrigation system operated normally last year. Mike explained that all irrigation water shares were used in 2023. The Board has proposed installing a weir to better calculate water consumption.
 - Amy Gosnell updated everyone on work done in 2023 on the domestic water system. The State of Colorado has approved the design of the system and it is scheduled to be installed by Filter Tech before year end with a projected cost of \$100,000. There are not expected to be any water outages while the system is installed. The current water system operator, CEO Operating, is scheduled to update his licenses to be compliant with all water testing requirements. One owner asked about discolored water recently. No one had information on that but it will be investigated.

- The Board and members present discussed several projects coming in the near future including redoing the pond to expand capacity, increased asphalt resurfacing, a capital project reserve study, a single trash provider, new water pumps. These projects will be discussed in 2024.
- The Board discussed the 2024 budget. Mike Davis proposed increasing dues by \$5 per month. The increase was to keep pace with inflation, to help replenish funds spent on the water system project, and to help save for other coming projects (mentioned above). Other members requested that the reserve study be investigated to help better identify and quantify what the increase would be used for. A vote of Board members was then had to increase the dues by \$5 per month. The results of the vote were 1 in favor (Mike Davis) and 2 opposed (Amy Gosnell and Sue Sakys). Therefore the dues will remain the same for 2024.
- The 2024 Board of Directors was discussed. Mike Davis advised that he would not volunteer for the coming year. Everyone thanked Mike for the work he has done. Trevor French, Sue Sakys, and Amy Gosnell volunteered for the coming year. A motion was made to accept the three volunteers. The motion was seconded and approved.

With no further business the meeting was adjourned at 8:25 pm.

Respectfully,

Justin Windholz
Association Manager