

SUN MEADOW ESTATES HOMEOWNER ASSOC.

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

November 10, 2022
7:00 p.m.

BOARD PRESENT: Mike Davis – Board Member
 Amy Gosnell – Board Member
 Sue Sakys – Board Member
 Terri Davis – Homeowner
 Randy Long – Homeowner
 Kari and Tom Slappey – Homeowner
 Pat and Carolyn Tucker – Homeowner
 Kelly West – Homeowner
 Christina Winkler – Homeowner

Others: Justin Windholz – Crystal Property Management
 Jazmin Martinez – Crystal Property Management

The Annual Owners meeting of the Sun Meadow Estates Homeowner Association was held on November 10, 2022 at the Rifle Library.

Call to Order

- Amy Gosnell welcomed everyone and called the meeting to order at 7:05 pm.

Financial Reports

- Justin Windholz presented the year-to-date financial reports for the HOA through October 2022. 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 how the Association water shares are calculated. In 2022, the Association leased several water shares to Zack Attenberry in exchange for monitoring and maintenance of the irrigation water in the ditch. In 2022, owners were encouraged to water every other day based on their homes address. That system was effective and helped to not overwork the irrigation pumps. In 2023, it was proposed that monitoring the ditch run-offs be improved to make watering more efficient and to maximize the Association's irrigation water supply. Special thanks were given to Pat Tucker, Tom Gosnell, and Tom Slappey for their work in helping manage the irrigation system.
 - The domestic water system was a major project in 2022. The contract with the water operator, Zancanella and Associates, was terminated in 2022 and a new operator is set to start in January 2023. Filtertech was hired by the Association to

help cure outstanding water issues. Water testing was done in October and results are expected to be available at the end of November with how best to proceed. The ballpark costs are expected to be \$100,000. Sue Sakys has been working to find grants to help minimize the cost. More information on the project is expected in the coming weeks.

- In 2023, several projects have been identified for discussion including increased mowing and weed removal at the entrances, road repairs, increasing the depth and capacity of the pond, increasing the irrigation pump size, irrigation water flow monitoring, and repairs to the pumphouse. Mike explained that the Board has been busy working on the water system and encouraged all owners to help however they could on the projects. Owners present agreed that they would help however needed and encouraged the Board to send emails when help was needed on projects.
- Justin Windholz explained that the Association governance policies needed to be updated to be compliant with new Colorado statutes. One change that will be made will be to the quorum requirements. A motion was made to approve the change to the conduct of meeting policy to define quorum as 67% of members present at a properly noticed meeting. The motion was seconded and approved.
- The 2023 Board of Directors was discussed. No one present expressed interest in joining the current Board. The current Board members: Mike Davis, Amy Gosnell, and Sue Sakys all agreed to continue in 2023 so the work on the water system could be completed. A motion was made to accept the three volunteers. The motion was seconded and approved.
- The Board discussed the 2023 budget. With the work to the water system and the projects identified it was noted that there are several large projects in the near future. Mike Davis suggested increasing the dues by \$5 per month (\$15 per quarter). This increase would be to keep in line with inflation and to continue to help save money needed for the coming projects. Several members believed the dues should stay at their existing levels until more exact numbers could be determined. After discussion, a motion was made to increase the dues \$5 per month. The motion was seconded and approved with Mike Davis and Sue Sakys voting in favor and Amy Gosnell voting to keep the dues the same. The increase will take effect January 2023.

With no further business the meeting was adjourned at 8:20 pm.

Respectfully,

Justin Windholz
Association Manager