The meeting was called to order at 7:10 pm by Treasurer Ed Ralston (in the absence of a President). Others in attendance were Board Member Scott Mackay, Keith Schaffer, Jim Jackson, Bob Handford, Property Manager Lori Wood and name removed as of March 8, 2018.

Reference to CC&R Compliance removed March 8, 2018.

Ed Ralston then presented the Financials through January, 2018. Income for the month was $34,342.00.

Expenses of $4,383.07 included the annual Liability Insurance of $2,704.00. Unpaid Charges at month end were $12,547.17. This compared favorably to the end of January, 2017 unpaid Charges of $22,167.96. The number of properties with outstanding balances fell from 98 in 2017 to 46 in 2018. Keith Schaffer commented that the Compliance person should be listed on the HOA liability policy. No solution was reached but if no added cost is involved the Compliance inspection person should be added to the policy.

The Board then appointed new Board Members Keith Schaffer (a previous Board member) and Jim Jackson to 3 year terms. The Board also appointed Bob Handford to a 1 year term. These appointments were made necessary by the lack of a quorum at the January 10th, 2018 Annual Meeting.

The previously mentioned lack of a quorum also led the Board to consider the 2018 Proposed Budget. Following discussion of the Fence Maintenance amount of $30,000.00 and the Irrigation Project scheduling of routine maintenance Bob Handford volunteered to oversee this project. The Proposed Budget including Revenues of $52,800.00 and Expenses of $66,450.00 was approved.

The selection of officers of the Association (President, Secretary and Treasurer) was then discussed. The requirements for each position as contained in the CC&Rs was presented. Ed Ralston stated he would prefer to remain as Treasurer based on experience and improvements still needed in collections. Selection of the other officers was deferred until later in the meeting.

The next item discussed was the updating of the Covenants. There was general agreement that the passage of years and lax enforcement of some restrictions made even handed enforcement of the CC&Rs difficult and contentious. It was recognized that this is a long-term task requiring approval of 60% of the homeowners. Keith Schaffer expressed the concern that mortgage holders would also have to approve. Jim Jackson will lead this project.

The next items of business dealt with Contract origination and oversight:

**Property Manager.**

The existing Contract was reviewed by the Board. It was agreed that the following Board members should have ongoing contact with the Property Manager: The President for oversight; the Treasurer for Financials and the Compliance Board member for Violations. Bob Handford emphasized the need to follow the previous rule of two signatures required for checks over $1,000.00.

**Irrigation:**

The proposal for Irrigation Services from Chuck’s Sprinkler was accepted. Scott Mackay voiced concern over who would control the pump timer for watering the dry pond. This will have to be addressed when a lawn maintenance contractor is found.

**Irrigation Project:**

No contract is required. Charges will be based on actual worked performed. Bob Handford will lead this project with the objective of keeping the mud in the irrigation system at an economic minimum.

**Fence Repair:**

The need for major repair on the perimeter fence has long been noted. Efforts to locate a contractor for this project over the last year have been unsuccessful. Keith Schaffer will lead this project.

**Landscape:**

A contractor for the maintenance and mowing of all common areas is needed. Scott Mackay will lead this project.

**Covenant Compliance**:

Reference to CC&R Compliance removed as of March 8, 2018 as contractor withdrew. Bob Handford will have oversight of this process to assure prompt flow of information and even-handed enforcement of the CC&Rs.

**Snow Removal**:

The agreement with Creative Concrete (Richard Romero) was approved to continue. Scott Mackay will be the Board member to initiate snow removal jobs.

**Attorney:**

The existing contract with the attorney was discussed. The President has contact with the attorney for oversight. The Treasurer and Property Manager have contact with the attorney for collections.

The next Items of business dealt with interface with other organizations:

**Town of Fruita:**

Ed Ralston stated his recollection that the town required (wanted) contact (email addresses) of the HOA Board members. Keith Schaffer will follow up on this.

**Fruita Police:**

The Fruita Police have reached out to the HOA with the intent of reaching excellence in community relations. Jim Jackson will interface with the police in this endeavor including Neighborhood Watch..

**Elmwood Lateral:**

Scott will be the primary interface with the Elmwood Lateral organization

The topic of election of officers was discussed:

No Board Member volunteered to be Secretary. Keith Schaffer and Bob Handford suggested that Lori Wood could take the minutes. Jim Jackson volunteered to help with the sign placement. No volunteers for the position. Deferred.

Keith Schaffer volunteered to be President for 1 year. He was approved unanimously.

As President, Keith Schaffer took control of the meeting. He asked that at the next meeting on March, 14th, 2018 members bring suggestions on how to improve the HOA. As an example Keith mentioned the poor condition of the stone retainer wall at the north end of Pioneer Park.

At 9:10 pm the meeting was adjourned by unanimous vote.

Submitted

Ed Ralston (Acting Secretary)