

**GRASS MESA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of November 28, 2018**

PRESENT: Haleigh Emmett President
 Greg Davidson Vice President
 Skyler Yeldell Secretary/Treasurer

ALSO PRESENT: Keith Lammey Association Manager

ABSENT: None

The meeting was called to order at 5:30 PM by Haleigh Emmett, President.

New Business

Approval of Minutes

After reviewing the March 29, 2018 and the June 12, 2018 board meeting minutes, a **motion** was duly made by Greg Davidson and seconded by Skyler Yeldell to approve the March 29, 2018 and the June 12, 2018 board meeting minutes. *Passed.*

Association Manager Report

The Association Manager submitted a short written report including financial statements through October 2018 including a short discussion of the variances from budget. A **motion** was duly made by Greg Davidson and seconded by Skyler Yeldell to approve the financial reports, as presented, through October 2018. *Passed*

The status of several past due accounts was discussed. It was noted that the last remaining old five figure plus past due account had been paid in full.

Discuss Carlson Subdivision Re-submission

Mr. and Ms. David Carlson attended the meeting and explained that they had decided to re-submit their Carlson Subdivision application. An extended discussion developed wherein the board and the Carlson discussed various parts of the proposal that were concerns of the Grass Mesa HOA. The board members asked the Carlson's to explore solutions to these concerns and requested that once the full "updated" version of the 2014 Carlson Subdivision "binder" was complete, to bring the final proposal to the board for a determination of either approval or denial before proceeding to the County level.

Review Master Road Plan Proposal from SGM

The board reviewed and discussed the three alternatives presented in the SGM, Inc. proposal to develop a Master Road Plan for Grass Mesa. After reaching a general consensus that alternative one was less than what the Association needed and that alternative three was more than the Association required in a Master Road Plan, a **motion** was duly made by Haleigh Emmett and seconded by Skyler Yeldell to accept Alternative two at a cost of \$18,200. *Passed.*

Review and Approve 2019 Budget

The Association Manager explained that the proposed 2019 budget was nearly identical to the 2018 budget including that the assessment amounts would continue at \$170 per quarter or \$680 per year for residential lots and \$340 per quarter or \$1,360 per year for commercial lots. The proposed budget would continue the \$6,000 per year contribution to the reserve fund. Per the Manager, once the Master Road Plan is completed, the Association will need to re-assess whether or not the \$6,000 reserve fund contribution will be sufficient to meet the future road maintenance costs as they come due, thus adjusting the reserve fund contribution beginning with the 2020 budget.

Additionally, he explained that he believes that the Association should transition to something shorter than 90 day payment terms. He recommended that the Association begin in 2020 by reducing the terms from 90 days to 60 days then to shorten the payment terms by 30 days in the subsequent two years in order to transition to terms where the assessments would be due on the actual due date and payments would be treated as late payments and subject to late fees and finance charges if not paid by the due date.

A **motion** was duly made by Skyler Yeldell and seconded by Greg Davidson to approve the 2019 budget as proposed and to continue to offer 90 terms in 2019 but to reduce the terms to 60 days beginning in 2020. *Passed.*

Discuss Road Maintenance

Greg Davidson provided a short update on recent road maintenance issues noting that although they were timely in completing the required work, the work done by Johnson Construction didn't hold up as long as hoped, perhaps due to weather and other conditions beyond their control, and the recent work done by Twin Guns which included cleaning the bar ditch, blading and rolling the road plus correcting the drainage issue near the mailboxes looked good. He further explained that he had investigated the cost of renting a grader to do road work, if we couldn't find a contractor that could do the work timely; however, the cost seemed prohibitive. Per Greg, Twin Guns has been advised that they only need to accept "direction" from the three board members and the Association Manager.

Discuss Obtaining Bids to Replace all Grass Mesa Road Intersection Road Signage

The Association considered replacing all of the intersection road signage a few years ago but decided to defer this until a later date. Greg Davidson and Skyler Yeldell commented that many of the signs were either missing or faded and needed to be replaced. The board reached a consensus that the Manager should obtain a bid for the cost of sign replacement.

Discuss Possible Amended Declaration / CCIOA Adoption

The Association Manager commented that the Association documents were dated and suggested that the Association should consider a complete update sooner rather than later and may want to consider adopting CCIOA at that time. No action was taken on this matter.

Set 2019 Board of Director and Annual Meeting Dates

Following a short discussion about the number of board meetings that are needed and the possible dates for these meetings, a consensus was reached to hold board of director meetings on March 6, 2019, August 1, 2019 and November 21, 2019 and to hold the Annual Meeting on April 15, 2018. The meetings will be held at 5:30 PM.

Old Business

Discuss Possible Authorized Hunter Program Improvements

All agreed that this year's hunter program didn't achieve the desired results, thus some changes should be made. The Association Manager explained that he contacted a security company for pricing of security guard services and was told that it would cost \$25 per hour to have a security guard posted at the bottom of Grass Mesa Road. The board discussed the pros and cons of hiring a security guard and, if a security guard was retained, for what length of time. One idea was to post a guard only on the weekends for an estimated twelve days and for twelve (day light) hours per day. This would cost \$3,600 annually.

The board also discussed the possibility of installing a security "auto gate" somewhere at or near the bottom of Grass Mesa Road. Skyler Yeldell said that Holy Cross has some auto gates which seem to work fairly well. Greg Davidson advised that the auto gate at the Sportsman Club has been challenging to maintain; primarily due to the electronics. Greg suggested that it might be better to install a gate after the turn off to Quicksilver. Skyler suggested that the gate could be left opened for most of the year and only closed during hunting season and, then only during certain hours of the day. Concern was expressed about the inconvenience to the Members and the potential high volume of gate opening and closings

which would undoubtedly impact maintenance costs. The board directed the Association Manager to explore gate costs.

No action was taken on this matter.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Skyler Yeldell and seconded by Greg Davidson to adjourn the meeting at 7:52 PM. *Passed.*