

Minutes of Recodo del Rio HOA Annual Meeting

September 9, 2013, 6 p.m., Eolus Room, Durango Community Recreation Center

Present: 12 attendees, representing 11 units. Proxies received from owners of 6 units.

Jim Sadlon, current Director, opened the meeting and thanked the attendees and those who submitted proxies for their interest and participation.

Selection of new Board of Directors:

Jim Sadlon (#47)

Monte Gusewelle (#44)

John Riebau (#2, #23)

Judy O'Neal (#26)

Trina Walker (#33) is interested in being involved in obtaining bids for maintenance and repair projects.

Sandy Jones (#17) is interested in drafting a newsletter, with input from the Board, to inform members and tenants of current issues. Copies to be distributed to each unit, and mailed/emailed to owners living offsite.

Treasurer's Report:

Judy O'Neal, Treasurer, presented the financial statements from the year ending December 31, 2012, and the year-to-date statements as of August 31, 2013. Balances in the Emergency Savings and Capital Reserve Savings accounts have grown as a result of monthly transfers from the Operations account (\$20 per unit goes to Capital Reserve Savings, and \$10 per unit goes to Emergency Savings). Members were reminded of:

The option to authorize automatic transfers of monthly dues to the HOA's account

The option to receive the monthly dues invoice by email

The requirement, in the CCR's, that interest and late fees be charged for overdue payments

Projected totals for 2013 income and expenses (actual amounts as of August 31, plus estimated amounts for September to December) were the basis for the Proposed Budget for 2014, which the new Board approved at their September 17, 2013 meeting.

Projects completed in 2013 (presented by Lisa Harris (#47):

Received payment from Mark Simon for unpaid dues (small claims court)

2012 Financial Record Review completed March 2013 (annual review required by state law)

Management of issues with owners, property managers, tenants regarding parking, pets, noise, trash, move-in/move-out, painting numbers on undesignated parking spaces

Irrigation line repaired and new pressure regulator installed

Roof leaks (#23, #44, #45) repaired

Cracks repaired and asphalt resealed

Spring Clean-up

Garage Sale

Trash enclosures repaired

Painted and stained exteriors

Trespass issues, No Parking signs

Projects under consideration for 2014 include:

Repair fence along south side of #37

Reseal ¼ of the asphalt paving (instead of 1/3 as in past years)

Minimal painting, staining

The new Board will tour the complex to identify and prioritize maintenance projects.

Open Discussion:

Recyclable Trash: An additional container for recyclable trash will be provided.

Move-in/Move-out Trash: It is not unusual for oversize items such as furniture, or unflattened cardboard boxes, to pile up around the trash stations when owners or tenants move (in or out). The **Rules and Regulations** provide that anyone overloading the dumpsters will be charged a \$50 fine, plus \$50 per hour for the labor required to dispose of the overload. The Board will consider these suggestions:

Assessing a “security deposit” from all landlord/owners to reimburse the HOA for costs of disposal of tenants’ excess trash and damages to Common Area property in the event the offending unit # cannot be determined. When the offender can be identified, the owner/landlord will be billed directly.

Post signs at the trash stations: “NO FURNITURE OR BEDS; HOUSEHOLD WASTE ONLY”.

Parking: With the opening of the Oxbow river access to the public this summer, Recodo residents experienced inconvenience and frustration caused by “parking trespassers”. This is expected to worsen next summer. Suggestions:

Add to the existing sign at the entrance to Recodo: “PRIVATE – Permit Parking Only”

Register all vehicles belonging to residents

Provide parking permits (stickers or dashboard cards) for residents’ cars, plus 2 passes (per unit) for guest parking (additional guest passes available upon request).

Warning Notice on the windshield of first time offenders:

“Your car appears to be parked illegally. It is not registered with the HOA and there is no guest pass. We have recorded your license number, and the next time this vehicle is found parked here illegally it will be towed at your expense”. (or something to that effect, to be reviewed by our attorney).

Monte noted the public meeting September 30 regarding the Oxbow property, and encouraged Recodo del Rio members and residents to attend.

The numbers painted, without permission, on the parking spaces in front of units #31-35 will be removed. These spaces are NOT designated to specific units.

Pets: The HOA’s policies (authorized by the CCR’s) regarding pets are described in the Rules and Regulations.

Members expressed frustration about unleashed dogs roaming at will, dog owners not picking up after their dogs, noise from barking dogs, and feral cats on the hillside. Animal Control may be notified about the feral cats.

The newsletter should remind owner/landlords of their responsibility to inform their property managers and tenants of the HOA’s rules regarding pets, and remind all residents that the pet policies and other rules and regulations can be found on the **website recododelrio.com**.

The **Rules and Regulations** include the requirement that all new pets be approved, **in writing**, by the Board. The Board has the legal authority to prohibit new pets, as well as rescinding approval of any pet that becomes a problem or nuisance (this applies to unit owners and tenants). Suggestions:

Issue warning letters to owners of problem pets before requiring removal of the pets from the complex.

Place signs around the complex, such as “Pick up after your pet” and “Pets must be on leash”.

John Riebau offered to be the mediator of Pet Issues; he suggested adding “barking dogs” to the **Noise** section of the **Rules and Regulations**.

Contact Information: The newsletter should include contact information for the new Board:

Monte Gusewelle (#44)	385-5753	guse13@aol.com
Jim Sadlon (#47)	385-7480	jimsadlon@bresnan.net
John Riebau (owner #2, #23; lives off site)	403-6619	riebau@sbcglobal.net
Judy O’Neal (owner #26, lives off site)	247-4103	judyo@frontier.net

The newsletter also should include a reminder that all owners should update the HOA Board of changes in their mailing and email addresses, and telephone numbers for themselves and their tenants, **as required in the Rules and Regulations**. Contact Judy. In the event of an emergency (such as fire), the Board may need to contact you.

Respectfully submitted,
Judy O’Neal, Secretary-Treasurer

Minutes approved by the Board of Directors September 17, 2013

Addendum: Because of the lack of a quorum, owners were asked to vote, by email and postal mail, for Directors. As of November 10, 2013, owners of 35 units voted, and each of the Directors received a majority vote.

