

## Recodo del Rio HOA Board of Directors

### Minutes of Meeting May 13, 2014 6:30 pm, Unit #47

**Present:** Monte Gusewelle, Jim Sadlon, John Riebau, Judy O'Neal, Lisa Harris

**Secretary:** Minutes of the March 18, 2014 meeting of the Board of Directors were amended and approved..

**Treasurer:** The Financial Statements for January through March, 2014, were presented and accepted. The Board had reviewed the Financial Records Review for 2013 (via email), and accepted it. Financial Statements as of April 30, 2014 will be emailed to Directors for their review (*this has been done*).

**Old Business:** Shed inventory: Jim will compare last year's inventory with current contents of the shed, and update the inventory.

Monte contacted Charter and Century Link about the broken PVC pipe and exposed wiring from box. The pipe has been removed and cable wires bundled (to be handled by Century Link).

Monte called the City about the broken wheel on the green dumpster; it has been repaired.

Monte wrote to the property manager of #14 to request that the tenant move his jeep on Recodo del Rio's GCE parking lot once every 5 days as requested by the other 2 Directors. The tenant has moved his jeep.

Judy and Lisa will review plats to determine which landscaped property is Common Element, and which is privately owned, and obtain necessary authorization from unit owners for appropriate maintenance.

Judy will go through boxes of older documents (currently in Lisa and Jim's garage) to identify potentially useful items (bids for repairs, etc.)

Judy added to the April and May dues invoices for #34 (owner Mr. Hendrickson) a charge for reimbursement of legal fees (\$160), reimbursement for blacking out numbers he painted on asphalt in front of units #33-35 (\$30), and fine of \$25 (copies of paid invoices to be attached). ***These charges have not been paid as of May 13, 2014, and Monte will write a certified letter to Mr. Hendrickson concerning the violation.***

Monte spoke to Fran McManus confirming the arrangement for mowing and trimming of common areas; and will confirm the arrangement (\$45/week) in a letter.

Jim will place a dog poop container and "Thank You" sign between Units #25 and #26, and other signs as discussed previously. Lisa presented sign designs and pricing and the Board agreed on a less expensive sign in colors and design to complement the existing signage.

Jim arranged for repair (cost \$234.91) of the street light near #22; and will watch it.

John tried to get estimates for repair of exterior entry at #39, and will continue trying.

John completed roof repairs, skylight and window-top caulking, and vigas (cost \$11,140.00).

John has removed several dead trees and will remove dead tree at #30 and 3 small dead aspens and curb stones from N picnic park.

For #38 (owner Darcie Demers), Judy included in the dues invoices for April and May a \$50 clean-up charge and \$25 fine (per instructions from the Board). Payment has not been received. Groundskeeper reported to the Board that she witnessed a new dog from #38 defecating on the GCE yard adjacent to #38. She had to clean up the mess. The Board agreed to assess another \$50 clean up fee to the owner of #38. June dues invoice will include the previously billed \$50 clean up fee and \$25 fine plus the new \$50 clean up fee (total \$125). Monte will send a certified letter to the owner about the violation. Lisa will purchase and apply dog repellent to the area.

Proposed amendments to Rules and Regulations: The Board agreed to adopt amendments regarding:

Parking

Building Exteriors and Antennas

Garages

Move in/Move out

Noise

Landscaping, Maintenance and Use of Private Property

Holiday Decorations and Exterior Electrical Cords

Judy drafted an amendment regarding Fire extinguishers and emailed it to Directors for review and approval. That amendment was adopted as well. Amendments will be posted on the website, and notice of the amendments will be included with June dues invoices to all members, and also in the newsletter to all residents and owners. Newsletter will also remind owners and residents to check smoke and carbon monoxide detectors.

Jim is tracking his time spent regarding the suit filed against him by owner of #34.

Monte will get an estimate from Brothers' Fence Co. for fence repair S of #37, behind #40, and trash stations.

**New Business:**

The Board agreed to have Bruce Buehling paint beneath the mailboxes (\$20/hour).

John Riebau reported (by note) that he saw vehicle tires stored in the backyard immediately adjacent to #29. Monte will speak with Tim Wilson (owner #29) about the tires stored on the NE side of #29 (in the backyard). The Board's opinion is that storage of tires in #29's backyard is in violation of the Amended CCR's Article VIII, Sec. 8.15: "Each owner shall have the responsibility of maintaining such area (backyard) in a manner which is attractive, clean, and sanitary and does not become an annoyance or a nuisance to neighbors. Outdoor barbeque grills, lawn furniture, small playground equipment and other similar outdoor furnishings may be placed in the backyard."

Monte spoke with Ken Martin (owner #24) and sent an email to him about his trailer (with boat) being parked outside of #24's garage, and another time parked in a GCE parking space. This is a violation of Amended CCR's Article VIII, Sec. 8.9 "Recreational Equipment". The trailer and boat have since been removed from the GCE parking space and the parking site in front of #24's garage.

John will look at crack in the back walls of units #42-#47.

Lisa reported on Oxbow park meeting where development options were presented.

Monte noted the park next to #47 is a lovely place for family photos, etc. (to be mentioned in newsletter).

Next meeting July 8, 2014 at Monte's (unit #44):

Review plans for road sealing (coordinate with Peartree/Action Property Management)

Respectfully submitted,

Judy O'Neal, Secretary-Treasurer

Minutes approved at July 8, 2014 Board of Directors Meeting