

GRAND VIEW HOA

Minutes from Board Of Directors Meeting Saturday, April 20, 2024

Meeting was called to order at 10:00. Board Members present included President Mary Stolle, Vice President Bruce Myers, and ACC Chairman John Silletto. Board members absent included Zach Leyda and Jean Herbison. Penny Wagner, Administrative Assistant to the Board, was present to take minutes in the Secretary's absence.

Several homeowners also attended the meeting and they were Tony Giroda, Carl Zimmerman, Benny Masters, and Ari DeGroot. Each of these homeowners has lived in the neighborhood for a long time and have varying degrees of experience with the irrigation system and were there to present their to discuss the issue of irrigation valves located in each homeowner's backyard, so that was the first order of business and Bruce kicked off the discussion by providing some background.

These valves were installed when the neighborhood was built more than 20 years ago and some of the valves have already failed and have had to be replaced and more valves are leaking and showing signs of impending failure. At this point it is unclear whose responsibility it is to replace these valves once they fail – the homeowner or the HOA? Members were allowed to present their perspectives regarding whether responsibility for the valves should lie with the homeowner or with the HOA.

Arguments in favor of the homeowner assuming responsibility include:

Homeowners have been responsible for replacing their own valves since the inception of the HOA

Each homeowner would only incur the expense when their own valve fails and should not have to help pay for the failure of other homeowners' valves.

If a special assessment is approved, each homeowner would have to pay regardless of whether they have already replaced a valve or if they never have to replace a valve.

More and more homes are turning to xeriscaping, so they would not be using as much water and the valve would have less wear and tear. So there is a good chance their valves would be OK for a longer period of time with less usage.

Inflation is a fact of life. If the this HOA Board agrees to assume responsibility for all the valves, that will have a lasting affect that future boards will also have to abide by despite the rising costs to so. This could lead to the necessity for additional assessments down the line to cover future replacement costs.

It is too expensive. Current estimate from WD Yards indicates it would cost between \$325 - \$375 per valve, and could be more depending on the valve depth and configuration of the piping.

Arguments in favor of the HOA assuming responsibility include:

Homeowners should only be responsible for problems between the valve and their property. It is similar to the way Grand Valley Water Users Association works and Ute Valley Water works. They are responsible for water up to and including the valve that provides water to the user. Anything beyond that valve is the user's (homeowner) responsibility.

Even though it is expensive and may require a special assessment, it shouldn't be about money. The system needs to be upgraded. We need to build up the Reserve Fund to cover the cost of upgrading.

If the HOA assumes responsibility, there would be uniformity. Currently there are different kinds of valves out there and some are below ground and some are above ground.

Not all valves need to be replaced at once, just when they fail. So cost would be spread out over time.

Each time a valve fails, water to the entire neighborhood has to be shut down to facilitate repairs. If the HOA assumes responsibility, they could repair a large number of the valves during the off-season at considerable savings while also minimizing the impact of homeowners being without water during the watering season.

Currently homeowners who need to repair a valve are required to pay for the cost of shutting the irrigation system down and restarting it once repairs are accomplished. It is not fair to the homeowners to incur that cost when the failed valve was installed by the HOA. So even if the HOA doesn't assume responsibility for the valves, the homeowners should not be liable for the costs incurred to shut down the system while they repair a faulty valve installed by the HOA.

If homeowners are responsible, the person making the repairs has the potential to damage the system.

After listening to the homeowners share their views, the Board agreed there were valid arguments on both sides. The Board made it clear that the decision is not up to the Board and this matter will need to be voted on by the general membership. The Board will also need to get additional bids from other companies, draft a proposal to put before the membership that includes the amount needed to be raised in a special assessment in order to build the Reserve Fund to the point where we enough to cover this project.

The Board thanked the members for coming forward and sharing their concerns and educating the Board on the various aspects that need to be considered when making this landmark decision.

The meeting was then turned over to President Mary Stolle.

Old Business

1. **New Bank Account.** Janey switched our bank account over to Alpine Bank in February since our previous bank, Bank of the San Juans, closed.

2. **CD for Reserve Funds.** Motion was made to invest \$60,000 of our Reserve Fund in a 5-month CD at Alpine Bank as they are currently offering 4.99% APY. Motion was seconded and passed. Mary will let Janey know once she returns from her trip.

3. **Dredging of Pond.** Bruce talked with Bill at Sorter Construction and he came out and looked at the pond and recommended we dredge it next year. It was too early to get a bid on it, but the last time it was dredged several years ago, they hauled out about 60 truck loads and that was only 1/3 of the pond. There should be more silt than last time and prices have gone way up, so we expect it to be quite expensive. They will have to use heavy equipment and remove a couple sections of fence on the east side of the pond to get in there and we should expect damage to the area from the heavy equipment, so additional money will likely be required for expected repairs to the landscaping.

4. **Dredging of Silt Basin.** Bruce reported that WD Yards dredged the silt pond on March 11th and it cost \$900.

5. **Landscaping/Irrigation Committee.** Bruce reported that he has several homeowners who have been in the neighborhood for a number of years that he has been able to consult with regarding landscaping/irrigation issues that have come up. He will provide a list of names and phone numbers to Mary.

6. **Reserve Study.** There was discussion about just how much it would cost to replace/repair a pump, what the life expectancy of a pump is, etc. Carl Zimmerman said a pump should last 10-12 years. Ari DeGroot said we have had one motor renewed once that he is aware of. Bruce will get with Janey and find the info from past minutes/invoices about what maintenance has been done on the pumps, when it was done, and how much it cost. Once that info is available, the board will try to figure out how much we need in our Reserve account to cover the cost of maintenance/repairs of major irrigation equipment in the future.

7. **Little Free Library.** John and Sandy Silletto donated a Little Free Library to the HOA. John constructed the library and installed back in February. It is located on Hawthorne near the entrance to the pond. The Board thanks John and Sandy for their generous donation. It has already proven to be a popular resource for the neighborhood.

8. **Memorial Trees.** Mary spoke with Martha Sandford-Heyns and told her the board approved her request to plant a tree in the pond area in memory of her husband and she was thrilled. Martha agreed to purchase a Hawthorne Tree and also agreed to pay to have it planted. Mary will have a plaque made for the tree.

New Business

1. **Revised 2024 Budget.** Since Janey is out of town, Mary presented the Revised 2024 Budget to the Board, which has been updated to include the WD Yards contract for Irrigation and Landscaping (\$27,194). There was some discussion about the vague wording of the first two lines of the Budget under Expenses. It was agreed that Janey should revise Line #1 to read: WD Yards Contract for Irrigation and Landscaping. Line 2 should be revised to say: Common Area Repairs and Water System Repairs. With those two corrections, the revised

budget was approved by the board. Once Janey makes the corrections, a revised copy will be given to Penny to post on the website.

2. **Quarterly Budget.** Mary also presented the quarterly budget which compares our actual expenses with our budget through April 15, 2024. The Board approved this budget and Penny will post it on the website.

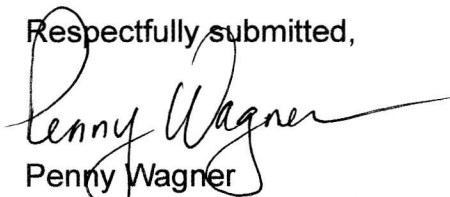
3. **Landscaping.** Bruce indicated the Board spent \$1300 for WD Yards to spruce up the area around the entrance to the neighborhood at Ridge Road. He also got a bid for \$750 for WD Yards to top dress the rock bed along Hawthorne Drive in front of the common area with two yards of rock. There was some discussion about whether it needed it or not and if we might be able to get volunteers to do it. Ultimately, the Board approved the project as proposed by WD Yards.

4. **Xeriscaping.** The HOA has been receiving requests from homeowners who are interested in removing turf and xeriscaping. Some homeowners have actually referred to "zeroscaping". The Board would like to revise our landscaping guidelines to include information about what is acceptable with regard to xeriscaping. For example, what percentage of the yard should be plants versus rock/gravel. It was agreed that the Board does NOT want to allow "zeroscaping", which is ALL rock/gravel. John will review the Colorado law on this matter and compile a list of drought tolerant native plants. He will bring recommendations to the next meeting for the proper wording for changes to the Landscaping Guidelines. Meanwhile, residents are still required to submit plans and get approval for any such project from the ACC.

5. **Fence Painting.** The fence in the pond area is in dire need of paint. John has already scraped the fence and painted a section of it and it looks great. The Board decided to get volunteers to paint the fence, saving the HOA the expense of hiring it done. The paint party will be held on Monday and Tuesday, April 29th & 30th, and Penny will send out an email asking for volunteers.

With no additional new business, the meeting was adjourned at 11:53.

Respectfully submitted,



Penny Wagner
Administrative Assistant to the Board