

HENDRICK RANCH HOMEOWNERS ASSOC.

ANNUAL MEETING

In-Person Meeting at Carbondale Library & Zoom Meeting

October 19, 2023

1. The meeting was called to order by the President, Pete Brennan, at 8:05 PM.
2. The Board determined a quorum was not present, without the required number of attendees and proxies to conduct Association business and a Board of Directors election.
3. The Hendrick Ranch HOA Annual Meeting Minutes from October 2022 were reviewed.
 - a. Pete motioned to approve the minutes as-is. Rich Walker, Board member, seconded the motion, and the motion passed unanimously.
4. The End of Year FY2023 financial documents were presented and reviewed, as well as the FY2024 Budget presented for comments.
 - a. Pete proposed purchasing a CD with the reserve funds.
 - b. Attendees asked questions and brought up discussion regarding budgeting for electrical bills, electrical bills being attributed directly to the pump supplying the subdivision, future budget to be set in July 2024, water rights and supplementing agreement with Basalt Water Conservancy District.
 - c. Pete motioned to approve the year end financials as-is. Rich seconded the motion, and the motion passed unanimously.
5. Committee Reports
 - a. ARC (Rich presented) - minimal requests were submit this year, including solar panels and fencing. No questions from the attendees.
 - b. Pump House (Pete presented) – we started the irrigation season later than usual this year, there were no major events or issues. Pump status – there are 2 complete pump set ups, one is functional, and the backup is awaiting repair.
 - i. Question from attendee regarding potential metering of irrigation water, by the Town of Carbondale or otherwise. There is no current plan to meter irrigation.
 - ii. Pete acknowledged and thanked our previous maintenance repair support, Greg Noss. Current and future maintenance and repair support is provided by Levi Sherman at High Country Pump Services.
6. Old Business
 - a. Lot maintenance issues – Please maintain your trees and shrubs. Reminder to all – do not leave campers, boats, trailers, etc., in driveways for extended periods and do not block sidewalks.
 - b. HOA dues – submit as soon as possible if not already done. Unpaid dues are followed up on by the Board, including in the event of transfer of ownership. Discussed an example of delinquent payment and follow up process.
 - c. Question and discussion from attendees included rental units, fencing, roof replacement, open lot, design approval expiration, and Town of Carbondale involvement.
7. New Business

- a. New guidelines with clear expectations of sidewalk and driveway tidiness were presented by the Board and discussed (no vote due to lack of quorum). Please maintain trees and bushes encroaching on the sidewalk or road.
 - b. Obtaining sufficient proxies for future meetings – alternative proxy submittal may include DocuSign, pictures of signed proxies texted or emailed to avoid printing. Open to new ideas on how to encourage participation and proxy submittal.
 - c. Election of Board Members did not take place due to lack of quorum.
 - d. HOA dues – Venmo will be an acceptable payment option in the future.
 - e. Ditch related safety issues were brought up, including responsibility for small bridge over ditch (between Graceland Dr and N Bridge Dr.).
 - f. Vehicle idling concerns expressed, in particular during the winter/cold months. Pete referenced a town ordinance limiting vehicle idling to 2 minutes. Also noted was that warming up cars and idling allows for windows to defrost, which is an important safety measure.
 - g. Pinch zone on Holland Drive at Vito's way was brought up, as cars are parking on both sides of the road, with 2-way traffic and pedestrian traffic. Speed bumps were mentioned, as well as the reality that the parked cars slow traffic down overall. People with concerns should contact the Town of Carbondale and/or Age-Friendly Carbondale group.
 - h. HOA contact information – please make sure home-owner contact information is up to date with the HOA Board.
8. Pete motioned to adjourn the meeting, Amanda Wagner, Board Member, seconded. The motion passed unanimously, and the meeting was adjourned at 7:48 PM

Respectively Submitted,
Allison Cryns