

HENDRICK RANCH HOMEOWNERS ASSOC.

ANNUAL MEETING

ZOOM Meeting

October 19, 2022

In Attendance: Peter Brennan, Nancy Peterson, Amanda Wagner, Judie Blanchard, Allie Cryns, Chris Tatsuno, Jan & Mike Huck, Mary Sue Bonetti, James Maguire, Jamie Maybon, Cari Potter, Steve Avery, Maci Brendlinger, Mandi Franz, Linda Giesecke, Udell Stuckey, Martin Jones. We had 15 owners represented by proxy.

Call to Order: Peter called the meeting to order at 7:06 pm. A quorum was not present.

Approval of Minutes: Peter made a motion to approve the Annual Minutes of October 20, 2021, seconded by Judie and the motion passed unanimously.

Financials:

Checking/Maintenance Reserve balances as of Sep 30, 2022:

Checking/Operating - \$ 10,939.84

Maintenance Reserve - \$ 20,679.47

Total - \$ 31,619.31

Profit & Loss Statement:

Total income from October 2021 through Sep 2022 was \$ 12,920.99 (includes Maintenance Reserve of \$2,625.00)

Total expenses were \$16,534.94

Total Net Income **\$(3,613.95)**

Peter made a motion to approve the financials and Mandi seconded and the motion passed unanimously.

Committee Reports:

Architectural Review Committee: A few fences and sheds have been requested, almost all approved, some still in the works. No activity on undeveloped lot so far.

Enforcement Issues: Gretchen Bell is responsible for code enforcement, 970-510-1227 or gbell@carbondaleco.net.

Pump House Committee: Repairing leaks are very costly and system is aging (30+ years), multiple repairs this year. The Town of Carbondale owns the water rights to our irrigation. Encouraging even/odd day watering to minimize demand on system. Feedback was positive.

Reminder to not water mid-day or on rainy days. Watering guidelines will be sent out at the beginning of next watering season. Potential new contractor, Levi with High Country Pump Services out of Glenwood.

Old Business:

- Harvey/Ramey Park – no issues have come up with the Town of Carbondale management.
- Snow shoveling – owners are responsible for removing snow on their lots within 24 hours at the end of a snowstorm.

New Business:

- Proposal for dues increase effective FY2024 – this is in response to the irrigation maintenance. There has not been an increase in 20+ years. May propose minor increase of \$25 per year over 2 years. Discussion covered potential for special assessment, insurance coverage of the system,
- Please maintain a standard 7-foot minimum height for trimming of trees/bushes over public Right of Way. Bushes should be trimmed back so they do not hang over sidewalks.

Adjournment: Peter made a motion to adjourn the meeting at 7:38 pm and Janice seconded the motion, and the motion passed unanimously.

Respectively Submitted,

Allison Cryns