

September 23, 2015

Dos Rios III
2015 Annual Meeting

Attendees: Rob Strickland (Tomichi Tr), Jennifer Barvitski (635 Tomichi Tr), Kirsten Copenhaver (776 Fairway Lane), Sarah Vick (439 Fairway Lane), Don & Betsy Janney (422 Tomichi Trail), Cindy Westbay (403 Fairway Lane), Ray Szallar (879 Fairway Lane), Charlie Zeiter (485 Fairway Lane), Ann Landwehr (567 Tomichi Tr), Colin and Sue Uerling (656 Fairway Lane), Debbie Harris (266 Tomichi Tr), Jacob With-HOA attorney-Law of the Rockies

Opened Meeting_@ 6:10 by Rob Strickland

Approval of last year's minutes-motion by Jennifer Barvitski, 2nd by Don Janney, all members present were in favor

CCIOA Update: Jacob With-HOA attorney summarized CCIOA and our HOA needs and his role to help us be compliant. This included documents that Jacob prepared that the members present at the meeting needed to approve and the HOA Board needed to sign. Charlie Zeiter motioned to approve, Sue Uerling 2nd, all member present were in favor. HOA Board sign the documents with exception of Frank Kugel, who was not present. *See attached copies.*

HOA attorney Jacob With presented his proposal to help the HOA Covenant/CCIOA compliance and enforcement in particular with overdue dues from HOA members. This proposal included his fees and his duties. *See attached copy.*

Weed Update: Procedure explained for HOA member to report complaint online. Submission to County Weed District follows. County Weed District sends letter to Lot/Homeowner after making a lot inspection for weeds. Homeowner required to eliminate noxious weeds or enforcement by Gunnison County Weed District will occur. *See attached.*

Dues Update & Financial Report-see attached pages

-Investigation needs to be done on CDs and when they mature

Insurance Policy needs to be bought for HOA Board Members to protect HOA and its Reserve funds

-use existing funds or increase dues to cover?

HOA Management Companies: Rob Strickland requested 3 quotes from HOA management companies (licensed) but at this time the members at this meeting decided to not hire a management company for expense reasons. Reserved funds would have to be used or dues would need to be increased. *See attached proposal.*

Dues Increase: Discussion brought up by Ray Szallar and Charlie Zeiter about if and how Dues could be increased based on our Bylaws/Covenants/CCIOA.

-Need follow up meeting to discuss steps

-Need HOA Attorney Jacob With to advise on proper steps

Collection of overdue dues on Foreclosed homes: Don Janney researched and found that the cost in pursuing the overdue dues on homes under foreclosure was much more than the overdue due amount. Consensus is that it is not worth pursuing overdue dues on Foreclosed home. See attached letter from Don Janney.

Board Election:

Meridith McManus submitted resignation letter to the Board.

Jennifer Barvitski & Rob Strickland are requesting resignation if someone can replace them now. Charlie Zeiter volunteered to replace Jennifer Barvitski as secretary and Frank Kugel may be interested in taking Rob Strickland's place as Chair/President.

Kirsten Copenhaver, Treasurer, will remain on the Board, but Sarah Vick will take over her duties as Treasurer.

A Board meeting will occur in October (maybe the 20th?) to verify Board Members and their positions

Slate: (5-7 members/directors required & specific officers/titles elected each year)

Chair/President: Frank Kugel

Secretary: Charlie Zeiter

Treasurer: Sarah Vick

VP: Rob Strickland for 1 year (verify?) to help with Board Members transition

Other Board Members to remain: Kirsten Copenhaver & Don Janney

New Board Member-Greg Frazier

Speeding & General Road Conditions:

-Speeding addressed by Sarah Vick and concerns by many others present at meeting

-Could we add more speed limit signs? Add dips in road instead of speed bumps?

-Road & County Property Concerns Addressed by Charlie Zeiter: Fairway Lane needs improvements to Road and other County property that affects us. Question raised about Lucas Construction Bond for Fairway Lane road improvements: details, deadlines, etc.

-Parking on Road-Ray Szallar addressed: people parking on side/easement making Road dangerous-County enforces?

Discussion on how Dues and Reserved funds could be used:

Additional speeding signs, "NO Hartman Rocks Access" signs, better street/subdivision signs,

To Do List:

-Treasurer: verify when CDs mature

-HOA Attorney Jacob With: research & advise on proper steps for increasing dues

-Greg Frazier-talk/meet with Marlene Crosby with Gunnison County Public Works about: speeding on Fairway Lane-options-dip in road versus bump? other options?, move speed limit sign or cut tree that is in front, add speed limit signs, mail box area maintenance, road maintenance, etc. Want County to pay since it is their road/property. Also, update and details of Sunset bond-Lucas Construction-road improvement on Fairway Lane

-Obtain Insurance Policy on/for the HOA Board

Upcoming Newsletter needs to include:

- Weed info.
- Complaint procedure explanation online: weeds, too many cars, etc.
- meeting notes
- Wildlife and feeding wildlife info and reminders w/ Nick Gallowich's contact info.
- Neighbors be aware of parking on the road/easement-constrains road and makes it dangerous
- Reminders:
 - Maintain lots: mowing & weed management is required
 - Speed limit is 25 mph
 - Max. 3 total of either cars or rec vehicles (atvs, campers, boats, etc) or any combination