

Dakota West Homeowners Association

Annual Meeting

February 6, 2019

Alicia Criswell, HOA Administrator from Coldwell Banker Commercial Prime Properties, called the meeting to order at 6:05 p.m.

Present from the Dakota West HOA Board were officers: Alec Fournier, President; David Hanes, Treasurer, and Carla Ryan, Secretary. A review of the sign-in sheet revealed that the homeowners present constituted a quorum.

Introduction: Alicia and the Board introduced themselves. Background was provided as to how the change in management companies took place in 2018 and some of the circumstances surrounding that change, as well as steps taken to maximize oversight and review of financial processes and maintenance of the property. Questions from the homeowners were presented and answered.

Old Business:

- Project updates from 2018:
 - Pond/pump area was thoroughly cleaned and is on monthly maintenance (8 mos./yr.).
 - Fence: repaired, secured and painted along Bismarck. Homeowners were encouraged to contact Alicia or the Board if they see other fence repair issues or other common area maintenance needed.
 - One homeowner stated that a patch of road in the community needed repair to be finished by the City of Grand Junction to complete that project. Alicia will call the City to do so.
- The 2018 Annual Meeting Minutes:
 - A motion was made by Alec and seconded by Suzan to accept the Minutes as presented. Motion passed.

New Business:

- Projects planned for 2019:
 - Pond pump will be inspected. Alicia and the Board detailed the need to have the pond pump inspected (early Spring) and repaired as needed so that it works properly to eliminate standing water. One homeowner, Jim P. (Washburn) mentioned the north border fence near his home may need attending to this year.
 - Management fees (Coldwell): No increase in management fees is expected for 2019. A review at the end of the year will determine if monthly fees go up in 2020.
 - Violation of CC&R's: Alicia described the process for communicating to her/Coldwell or the Board of any violations of Covenants in the neighborhood. A group discussion included issues that have come up in the past and noticed by homeowners.
 - A copy of the CC&R's, Dakota West HOA information and financial reports, Minutes, etc. can be found on the management company's website:
<http://www.cbcprimeproperties.com>
 - Payment of HOA Dues/Collection: Alicia described the various ways payment of dues can be made to Coldwell (payable to "Dakota West HOA"). A new option will soon be

available via PayLease (online); the associated fees for this service are at the homeowner's cost and must be added to the annual HOA dues. Coldwell does NOT accept cash... only check, certified funds, or (soon) via PayLease.

- Annual HOA dues are due by March 1st. A late fee will be assessed after that time. Alicia then explained the collection process for late dues... escalating from a late notice/letter to a lien process.
 - Board Officers confirmed that as a result of this new collection process with Coldwell, over \$2,000 in past-due HOA funds were collected in 2018. Approximately \$4,300 still remains outstanding from homeowners in 2018 (and prior unpaid years).
- Financials:
 - 2019 Budget Approval: After distribution of the budget information to homeowners and time for review of the numbers, a motion was made by Robert, seconded by Suzan to accept the 2019 budget.
 - Election of Officers: The current Board Officers expressed willingness to remain on the Board, but that there was room for additional members. Alec stated he would be willing to step down if someone else wanted to be President. Robert expressed interest in first filling the Vice President position. Carla nominated Robert to the position of Vice President and the homeowners voted unanimously in support. Robert will meet with Alec and the other Board Officers in 2019.
 - Adjournment:
 - A motion to adjourn was made by Jim P., seconded by Carla. Motion carried.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Carla Ryan, Secretary
Dakota West Homeowners Association

2/7/2019