

Bluffs West Estates POA

2019 Annual Meeting
April 1, 2019 at 7:00 p.m.
Redlands Middle School

The meeting was called to order by President Paul von Guerard at 7:05 p.m.

Paul introduced himself and the Board of Directors and asked that the owners present introduce themselves as well.

It was determined that a quorum was present with 17 proxies presented and 13 owners in attendance.

Paul reviewed the budget and made the following changes. Insurance did not have a figure stated, that will be changed to reflect \$1100.00 for the 2020 premium which will be paid in December 2019. Grounds maintenance was discussed since it was a little on the high side, however, the HOA plans to clean up the dead brush in the surrounding common areas. The HOA does not anticipate spending all of the \$9,000 that has been budgeted.

An owner would like the bank balances posted on the budget for future annual meetings.

Mike motioned to approve the 2019 Budget; Georgie seconded the motion. The proposed budget was approved.

Keith reported the number of ACC requests the HOA had received in the last year and what types of requests they were receiving. Keith feels like the neighborhood looks pretty good and there are currently only 2 properties out of compliance and Coldwell Banker Commercial Prime Properties (CBCPP) had already sent those owners letters.

Typical violations are trailers/recreational vehicles not being placed behind the fence. One of the owners wanted to know if the properties out of compliance were rentals, do the letters go to the tenants or to the owners. Alicia explained that the management company does not deal with the tenants because ultimately the owner is responsible for letting their tenant know of the rules and the owners are also responsible for paying any fines assessed to their account for not being in compliance with the Covenants, Conditions & Restrictions (CC&R's). Another owner asked when fines are imposed to owner accounts. Alicia explained that the owner receives 2 warning letters and the third letter is a notice of fines imposed to their account. Fines are applied monthly until the property is brought into compliance.

Paul went over the fire mitigation project. After all the fires in 2018, Paul really started to take a good look around the common areas and noticed that there were some areas that

need to have the dense, dead brush removed. Especially in Bluffs West on the Northern end of Kansas Avenue. The plan is to remove the dead branches approximately 8-10 feet up the trees, remove dead trees, and thin out the forest a bit. The Board of Directors will be looking for volunteers to help get this project completed. A letter summarizing the annual meeting will go out to the owners, if an owner feels that there are additional areas that need to be cleaned up, feel free to let the Board of Directors or the management company know. Another owner suggested using goats to help.

Owners need to be reminded that they are responsible for cleaning up around their property as well. Another owner mentioned that the Board should confer about properties that may need fire mitigation to the Grand Junction Fire Department.

Spring Clean up is April 6th. Clean up is usually around the pond area and the open area on Kansas. If owners live near an open area, they could help clean it up and move everything to the street to be picked up by the City.

Paul stated that there are vacancies on the Board of Directors and the Irrigation Committee and wondered if any of the owners would be willing to volunteer. None of the owner's present wanted to volunteer.

Xcel Energy is putting in a new line around the neighborhood. It is supposed to be installed April 1st - 30th. The Board has provided irrigation maps to the vendors in the hope that they do not damage any of the irrigation lines while they are digging.

The Board has been working with the owners of the area to the north of the greenbelt. The owners would like to subdivide that property to build ONE home. The Board of Directors has granted the owners a utility easement that will only accommodate one home in exchange for \$300.00.

Questions regarding the algae in the pond were asked. The Board poured quite a bit of algaecide into the pond last year (9 gallons) to take care of the algae and hope that they do not have to use as much this summer.

Anson stated that he has been researching the possible installation of solar panels for the pump house to eliminate HOA electric bill, about 16 percent of the annual budget. Kyle with High Noon Solar was introduced and gave a presentation on installing solar panels and the benefits to the HOA. Kyle stated that High Noon does not use sub-contractors to install their panels or equipment and High Noon is the only sun powered company in the valley. Pamphlets were handed out to the owners in attendance. A PDF version of the presentation will be posted on the HOA's website for any owners who were not able to make it to the meeting. The solar panels would cause the meters to run backwards in the winter, creating a credit on the Xcel Energy account. Kyle stated that the credits can be

rolled over from year to year and he does not recommend allowing Xcel to purchase those credits.

The solar panels would not be roof mounted; High Noon Solar would build a structure near the meter across the street from the pump house. The HOA will need approximately 44 panels and it is recommended that a fence be build around the panels to discourage vandalism. There is a 25-year warranty which covers everything except the monitor & hardware. The solar panels would be purchased, not leased. Even with the solar panels, Xcel would still charge a minimum monthly fee. The cost for the solar project would be \$66,470 but Xcel does run a renewable energy plan that the HOA will look into if the project moves forward. Since the HOA is a non-profit, they are not eligible for rebates. The payoff for the project would be approximately 12-15 years but would allow the HOA to save approximately \$125,000 within 25 years.

The system does not require any upkeep and will have an online account where the Board would be able to monitor the production or any error notices in real time. If the HOA were to obtain financing for the solar project, it would essentially just take the place of the Xcel bill.

The Board and all owners agreed that this is something worth looking into further. A solar committee was formed to consider our possible options. When a plan is developed it will be communicated to the Homeowners for comment.

Trish asked if there were other HOA's that had done the solar. High Noon Solar is not aware of any subdivisions doing solar, but they have worked with a lot of non-profit organizations and can provide references for those projects. The quote from High Noon is only good for 30 and will need to be evaluated again after the expiration date.

The meeting was adjourned at 8:16 p.m.

Meeting minutes were taken by Alicia Criswell with Coldwell Banker Commercial Prime Properties.