

Indian Village Homeowners Association

Location: Church of Christ

Date: July 24, 2018

Time: 6:30 p.m.

Board members present: Joe Deveydt, J.T. Krizman, Star Jimenez, Pam Johnson, Brad Guth, and Sherri Hartman.

The meeting was called to order by Joe at 6:30 p.m.

Each owner present introduced themselves as well as Mike Park and Alicia Criswell of Coldwell Banker Commercial Prime Properties.

Mike Park explained to the owners how CBCPP recently started managing Homeowners Associations and some of the bumps in the road they have had to face.

Janet Johnson asked CBCPP what services they provided to the HOA. Mike Park explained that some of the duties of CBCPP are to help the HOA collect on their annual assessments, pay vendors, write compliance letters, reconcile the HOA bank accounts and help with anything else the Board requests.

Violations were brought up with numerous addresses reportedly out of compliance with the CC&R's of the HOA. Mike and Alicia explained that CBCPP did not currently have the staff to perform drive through inspections of the neighborhood but if someone from the Board were to send a list and pictures, CBCPP would be able to mail out the compliance letters. The pictures were not currently being sent to owners as that is an added expense to the HOA. They would be on file for CBCPP and the Board to reference in case of a dispute though. One owner asked if the HOA provided the printed pictures would that be sufficient to mail with the compliance letters. It was agreed that if the Board would like pictures mailed to the owners, CBCPP could accommodate this request.

It was also suggested that a blanket letter be mailed to all the owners in the HOA reminding them of the rules for HOA. This suggestion was vetoed in favor of only notifying the few owners that were not in compliance. Some of the issues presented were parking vehicles near the entrances of the

subdivision or near the corners of the street. CBCPP offered to write friendly letters asking the owners to park their vehicles elsewhere due to safety reasons. If the owners did not comply, CBCPP could use other avenues such as contacting the City of Grand Junction or the Mesa County Sheriff's Office.

The 2017 meeting minutes were reviewed by the owners and no corrections were presented. J.T. made a motion to approve the minutes; Rebecca seconded the motion and the minutes were approved.

Joe advised the owners present that the HOA currently has approximately \$5,000.00 in the checking account and approximately \$47,000.00 in the savings account. Joe stated that the HOA had been blessed this year as to not have any major repairs to the irrigation system.

The 2018 Proposed Budget was discussed amongst the owners. Joe asked Mike Park if the management fees were going to change for the remainder of the year. Mike stated that CBCPP agreed to honor the management fees the HOA had with A Better Alternative for 1 year. Those management fees would be reviewed prior to the next annual meeting so that the HOA could budget for any changes that would be made.

Janet motioned to approve the 2018 Budget, Brad seconded the motion and the budget was approved.

The Board then asked for volunteers to replace any of the Board members. There were no volunteers; Janet made a motion to keep the current Board and Joe seconded the motion. The Board members will remain the same.

Joe stated that the HOA does have a Facebook account and the owners should visit the page periodically for any updates on the irrigation system. If the system must be shut down for any reason, a notice will be posted on Facebook first.

Sherri made a motion to adjourn the meeting. The motion was seconded by Pam. The meeting was adjourned at 7:07 p.m.

These minutes were taken by Alicia Criswell of CBCPP.