

Grove Creek Homeowners Association Annual Meeting 2024

Meeting Minutes Wednesday, February 28, 2024

The meeting was called to order by president, Michael Mattivi, at 7:03pm at the Pear Park Elementary School. There were 24 homeowners present (including the three board members), and one proxie was signed and available. Board members present were Michael Mattivi, president; Melody Mohigh, treasurer; and Suzanne Jacox, secretary.

A quorum (10%) of homeowners was not in attendance, so voting on any business items or changes was not able to be done. Therefore, Special Assessment 1.1.2024 was not able to be voted on and will be tabled until next possible opportunity for vote by a quorum of homeowners.

Michael welcomed those in attendance.

The minutes of the 2023 annual meeting were unanimously approved by the group.

Michael gave a synopsis of achievements and projects in 2023.

The problem of obtaining a 2/3 vote by person and/or proxy of all homeowners continues with regards to making any changes in current CC&Rs. Therefore, compliance with the Governing Documents of Grove Creek HOA (1997) continues. The updating and changes in CC&Rs per state bill (section 8-11) amendments on hold. The changes in how an HOA may collect association assessments, fines or fees- the detailed notices and procedural requirements required by House Bill22-1137- have been implemented by the Grove Creek HOA board.

Grove Creek HOA has had no violations inspector since 2022. A homeowner at the meeting volunteered to assume this position, and he will meet with Michael to get details on the job description.

Michael presented the 2023 End of Year Financials and the 2024 Budget (see attached). The budget was approved with a show of hands by those present.

The meeting was turned over to member input and questions.

- 1) Question regarding homeowners responsibility in sidewalk maintenance- cracks, lifts in concrete and repairs to be referred to the county for safety maintenance. Homeowners are responsible for clearing sidewalks free of snow, debris, and objects to maintain safety.
- 2) Street lights out- homeowners to call Xcel.
- 3) Kitchen remodel advertising sign not allowed (W. Mallard St.). Michael will follow-up.
- 4) Estimate for white fence on D Rd. accident- pending with insurance response.
- 5) "Poop" management a D ½ Rd. park- poop stations not feasible, but trash can at the park could be arranged regarding pickup. Michael will check into this.
- 6) Trees on 31 ½ and Mandarin Ct. not trimmed. Michael discussed search for new landscaper and specifics in contract.
- 7) Michael discussed watering system on 31 ½ Rd. and wedges. The cost to change from grass to rocks along 31 ½ Rd. areas is extremely expensive, but would be greatly saving on water use for irrigation. One suggestion was a mailout vote request to achieve approval on this large expense or do one section at a time to convert from grass to rocks. Landscaper to be made aware of

needed vigilance for broken and malfunctioning sprinkler heads and a strict routine for mowing and trimming.

- 8) Homeowners on E. Grove St. to reach out to Mesa County Roads Department regarding significant number of ripped/cracked asphalt on that street.
- 9) Some homeowners volunteered to help with mailing projects- will follow up.
- 10) Homeowners encouraged to use the Grove Creek Board website, email or P.O. box with concerns.

The meeting was adjourned at 7:50pm.

Respectfully submitted,

Suzanne Jacox, secretary