

*****DRAFT*****

**GROVE CREEK HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES**

February 22, 2017, 7:00PM

Chatfield Elementary, 3188 D ½ RD, Grand Junction CO 81504

1. Welcome & Call to order – The meeting was called to order at 7PM by president, Michael Mattivi. Suzanne Jacox, secretary, was the other board member present. Christine Sartoris, CIC Management Solutions, Community Association Manager, also was in attendance.
2. Affirmation of Quorum-- in review of the meeting roster and proxies, a total of 28 lots were represented. Quorum for Annual meeting requires 10% representation or 32 lots. A quorum was not established.
3. Approval of Previous Minutes – It was moved and seconded a motion to approve the 2016 Annual Meeting minutes as presented. With no objection, motion passed.
4. EOY Financials & 2017 Budget Ratification.
 - a. Michael provided an overview of the Association's end of year financials for 2016 noting Administrative expenses inflated as \$10,000 in Collection accounts have been moved to bad debt. Without the Bad Debt expense, the Association was approximately \$2000 under administrative expenses than budgeted. Operating/Grounds Maintenance was primarily on budget in spite of an overage in the landscape maintenance line item. End of year for income was approximately \$3000 more than projected as a result of the collection of almost \$3000 in prior year's passements and transfer and status fees collected on behalf of the Association. Christine noted that 32 homes were sold during the period. Total Income over Expenses resulted in Net Income of \$12,251 for end of year 2016 which was reflected in change of net assets December 31, 2016 from the preceding year.
 - b. Christine presented a brief summary of Delinquent accounts which places a burden on the rest of the membership. She also noted 27% of the homes in Grove Creek were non-owner occupied.
 - c. The highlights of the 2017 budget were presented noting no change in annual assessments were necessary. There were increases in the HOA Management as well as the Grounds Maintenance line items with Excess Revenue over Expense \$2403. Michael fielded questions from the floor. He then asked if there were any objections to the 2017 budget. With no objections to the budget, the 2017 budget was ratified.
5. Michael reported on the status of the Sink Hole. He again asked for any volunteer to assist in determining the responsible entity—Mesa County or Clifton Water. The sink hole will remain as board unfinished business and moved into 2017.
6. Member Survey—Christine presented the results of the 2016 survey on Fences and RV Storage units. Of 319 homeowners, 110 or approximately 1/3rd of the membership responded. In both instances a large majority 92 vs 18 and 99 vs 11 supported RV parking as long as they are behind the fence and well-constructed and allowing homeowners to choose the color for staining a fence as long as it was a neutral wood tone respectively. The survey also prompted many comments from “neighborhood looks great..” and “thanks” to “extremely poor HOA management” and “this was a waste of money.”

7. New Business. Christine discussed the online Payment Portal and Email Subscription Service. The online payment portal is ready and is on the website www.grovecreekhoa.com. The website has also been updated. The benefits of email vs mail were also discussed.
8. Nominations and Vote. Because a quorum was not established, the two nominees Leevi Krabbe and Robert Boylan, although approved by the membership, will be appointed by the currently seated board. Michael noted Delma Killinger and Suzanne Calligaro, who stepped down earlier in the year, thanking them for their past service. Michael thanked Suzanne Jacox who is stepping down at the end of this meeting with 3 years of service.
9. Member Comments and Suggestions.
 - a. Sink hole should be priority
 - b. Question about who is doing the landscape maintenance
10. With no further business, meeting adjourned at 8:05 PM.