

Grove Creek EOY 2023 and 2024 Proposed Budget

	2023 Proposed	2023 Actual	2024 Proposed
Income			
Annual Assessments	\$51,040.00	\$44,906.75	\$51,040.00
Prior Year Assessments		\$1,921.65	
Fees & Penalties		\$144.69	
Status Letter and Transfer Fees		\$300.00	
Interest		\$23.32	
Total Income	\$51,040.00	\$47,296.41	\$51,040.00
 Expense- Administrative			
Postage	\$600.00	\$978.27	\$1,000.00
Printing/Reproduction	\$1,000.00	\$1,652.12	\$1,500.00
Office Supplies	\$700.00	\$601.73	\$500.00
Accounting Software	\$150.00	\$199.99	\$200.00
Website Services	\$125.00	\$125.00	\$125.00
Board & Annual Meeting		\$35.00	\$35.00
HOA Management Fee	\$0.00	\$0.00	\$0.00
Professional/Legal Fees	\$1,000.00	\$269.35	\$0.00
Insurance	\$5,000.00	\$3,207.00	\$3,200.00
Business License/Permits, DORA	\$390.00	\$165.00	\$200.00
Collections/Bad Debt	\$0.00		\$0.00
Total Expense- Admin	\$9,565.00	\$7,233.46	\$6,760.00
 Expense- Operating			
Utilities- Irrigation	\$8,500.00	\$11,136.96	\$10,000.00
Utilities- Electric	\$2,500.00	\$1,368.45	\$1,500.00
Landscape/Grounds Service	\$25,000.00	\$25,008.65	\$25,000.00
Repairs & Maintenance- Irrigation	\$5,000.00	\$9,601.73	\$2,500.00
Capital Improvement	\$0.00	\$50,000.00	\$0.00
Total Expense- Operating	\$41,000.00	\$97,115.79	\$39,000.00
 Net Income	\$475.00	(\$57,052.84)	\$5,280.00

Grove Creek Homeowners Association Annual Meeting 2023

Meeting Minutes Thursday, February 24, 2023

The meeting was called to order by president, Michael Mattivi, at 6:37pm at the Pear Park Elementary School. There were 39 homeowners present (including the three board members), and 9 proxies were signed and available. Board members present were Michael Mattivi, president; Melody Mohigh, treasurer; and Suzanne Jacox, secretary.

A quorum (10%) of homeowners was in attendance. Therefore, business was conducted by a majority vote of homeowners as appropriate.

Michael welcomed those in attendance.

The minutes of the 2022 annual meeting were approved unanimously by the group.

Michael gave a synopsis of achievements and projects in 2022. He, also, discussed the legal actions and settlements conducted against three homeowners in significant financial arrears to the HOA- two cases settled and one pending. The cost of conducting these legal actions was also presented.

The 2022 end of year financials and 2023 budget were presented by Michael (see attached), and some homeowners' questions clarified. There was a motion to approve the 2023 budget, and it was approved unanimously.

The subject of annexation to the city of Grand Junction, which was brought up at last year's annual meeting, was presented by Michael, along with handouts explaining the process and "pros" and "cons". There was some discussion by homeowners, and since there was a quorum to vote on the issue, a vote by those present was requested. A hearty "no" vote was unanimous. No further action on this subject needed.

Michael discussed the need for compliance of the Governing Documents of Grove Creek HOA (filed on May5, 1997) with the recently passed HB22-1040. A 2/3 vote by person and/or proxy of all homeowners is required to make changes in current CC&R's, and presently the Board can only enforce what is currently in the existing CC&R's. Some suggestions to facilitate changing the governing documents and get approval of 2/3 of homeowners were:

1. Mail out a form to all homeowners for approval to lower the quorum needed to make changes in the CC&R's and use a proxy form to reach at least 200 homeowners (problem of rentals and property managers).
2. Create a committee to make updates and changes in CC&R's per the new state bill (Sections 8-11) amendments.
3. Code enforcement process has changed, and this needs updating.

The Board agreed to meet and discuss the best way to go about implementing policies to make these needed changes in Grove Creek HOA CC&R's.

Homeowners present unanimously agreed that the language contained in the present Governing Documents should be amended to comply with HB22-1040.

Regarding the management of dog waste at Countryside Ln. and 31 ½ Rd. common areas:

Michael investigated the cost of installation and ongoing maintenance of dog waste receptacles being installed at these areas. It would require a special assessment of \$25 per property per year to cover the expense. No further action at this time, but Michael said he would talk to any homeowners with an alternative plan.

The floor was then open to discussion and questions from homeowners present:

1. Vinyl fence has been repaired at E. Grove and D Rd. damaged sections.
2. Effort will be made to subcontract company to clean up monthly and spray weeds along D Rd. entrances and fences.
3. Sprinkler problems at common areas from last year have been resolved.
4. Tree issues regarding "ash bore" treatment has been addressed and will continue.
5. Michael clarified that property owners are responsible to clean their own sidewalks: i.e. snow, debris.
6. Some form of sidewalk edging will be applied to prevent rocks from spilling out of the two wedges onto sidewalks.
7. One homeowner questioned the safety of a leaning, large cottonwood tree at 3153 Sharptail Ave. with branches over the street. HOA Board will follow up on this issue.

Homeowners were encouraged to use the GroveCreek Board website, email or P.O. Box with concerns.

The meeting was adjourned at 7:53p.m.

Respectfully submitted,

Suzanne Jacox, secretary