

Halls Estates Homeowners Association

Meeting Minutes

September 12, 2016

I. Call to order

Dan Eldridge called to order the third meeting of the Halls Estates Homeowners Association at 6:39 p.m. on September 12, 2016 at Mesa County Library, Monument Community Room, Grand Junction, CO 81501.

II. Roll call

Five homeowners were present, Dan Eldridge (President), Kathleen Stahl (Secretary), Wanda Berg, Jim Comerford, and Kathy Hass, in addition to Tonya McFarland of TM Property Solutions.

III. Old Business

Sprinkler Maintenance for individual residences-bids still pending.

IV. New Business

1. Owner Education:

- a) Board is responsible for maintaining common areas and irrigation.
- b) Homeowners are responsible to (1) be informed and heard (common ownership interest act – must be given 15 days notice of meetings), (2) One voting member per household, (3) enjoy home and common areas as long as covenants are followed.
- c) All violation letters go out in writing. Fine schedule: 1st – warning, 2nd \$50, 3rd \$150.
- d) Tonya McFarland of TM Solutions (Management Company), is responsible for keeping books, collecting HOA dues, following up on delinquent accounts, paying bills, enforcing covenants, issuing violation letters, assisting with meetings.
- e) Dues covers landscaping common areas, maintaining and operating irrigation system, water shares to each home, liability insurance on common areas and board members, mailing, posting, printing, management expenses, taxes.

f) Special assessment can be levied (30 day Notice) when not enough money in operating budget to maintain common areas and irrigation system. This makes it imperative that we build a reserve fund to have enough working capital to address emergency issues in the future. State recommends a “Reserve Study” to help forecast future expenditures for common area maintenance and irrigation system operation (20-30 years out).

2. Parking rules from City of Grand Junction:

Unlawful to park:

- a) Within 5 feet of a driveway
- b) Within 20 feet of a crosswalk
- c) Within 15 feet of a fire hydrant
- d) Within 30 feet of a stop sign
- e) Within 2 feet of another vehicle
- f) The wrong way on a street
- g) Wherever official signs prohibit parking
- h) On a sidewalk
- i) On the area between sidewalk and the curb

3. Vote on Budget/Parking:

- a) Raising annual dues to \$200/year. Voted unanimously (including proxies).
- b) No parking signs along Ajay, or curbs being painted red- Tabled until can get more input from homeowners living on Ajay.

V. Adjournment

Dan Eldridge adjourned the meeting at 7:36 p.m.

Minutes submitted by: Kathleen Stahl

Minutes approved by: Tonya McFarland