

# **SRRE HOA Board of Director's Meeting**

## **12.31.19**

### **Meeting Minutes**

**Call to Order 10:05 A. M. on Tuesday, December 31, 2019.**

#### **Attendees.**

-Doug D'Apuzzo  
-Kim Hansen  
-Ken Moore  
-Hans Helmerich  
-Mike Dawson-attorney

Peak Property.

Thomas Hein-Association Manager

#### **Purpose of Meeting**

- 1) Board discuss HOA assessments with Mike Dawson (attorney) and potential of a few owners pushing back and/or not paying assessments. Few outspoken owners.
- 2) Confirm HOA is following CCIOA budget procedures.
- 3) Discuss if the Barn maintenance should happen this year or next.

#### **BOD Meeting Results**

- 1) Group of owners who share ownership on one lot and one individual lot owner have been outspoken. Mike D. mentioned being transparent and to send out the approved budget per CCIOA new statute to be voted on at a meeting to approve the budget. The BOD's messaging would be the Board approved a budget based on comments/suggestions from those who attended the Dec. 3, 19 HOA meeting. The Board doesn't like spending money, as a couple of the board members own more than one lot, but they feel based on fiduciary duty they must spend money to maintain common elements. The main HOA assets are the road, barn, entry arch, irrigation system, open space/fencing. Messaging to the owners could include that the Board will get additional bids and will consider what maintenance to complete based on discussions with contractors.
- 2) CCIOA states the HOA and Board have a fiduciary responsibility to maintain the HOA's common elements and/or assets. CCIOA now requires the Board to adopt/approve a budget and send it out to all the owners to be reviewed and to be adopted at another scheduled meeting within 90 days.
- 3) Hans Helmerich mentioned an argument could be made that the HOA has under assessed in the past and has created a sense that the HOA doesn't have assets that need to be maintained. The HOA's assets for a long time were new and in good shape, but as they age, they require additional and regular maintenance. Hans felt a response by the Board to the owners was important to help explain/show the Board is working hard to evaluate and consider all options for maintaining the HOA assets. Ken Moore mentioned he had not heard from any owners, besides the group of 4, about disagreeing with maintaining the HOA's assets and felt they should not get in the way of the majority. The HOA must address its needs and not let assets deteriorate because of 1-2 lot owners who don't want to spend money. Kim Hansen mentioned based on the painter's video the barn needs maintenance upkeep. Hans Helmerich was in favor up maintaining the HOA's assets, as needed, and not let them fall behind on regular maintenance, nor letting a couple homeowners push projects off.
- 4) Doug D'Apuzzo offered to put together the messaging letter to the owners about regular maintenance and wait to see which owners pay the maintenance (\$1,100) assessment and who doesn't by the next meeting. Maybe most will pay, and it won't be an issue.

**Meeting was adjourned 11:05 A.M.**