

## SUN MEADOW ESTATES HOMEOWNERS ASSOCIATION MEETING

Monday, April 9, 2018

ANNUAL MEETING

6:00 p.m. Rifle Library

A Homeowners meeting of the Sun Meadow Estates Subdivision was called to order at 6:04 p.m. by President Jay Rickstrew.

**OFFICERS PRESENT:** President Jay Rickstrew, Vice President Jeff Corey, Secretary Erica Gentry.

**HOMEOWNERS PRESENT:** Jarad & Rachel Elder, Max & Christina Winkler, Joel Ruiz, Terry & Ann Marie Davis, Eric Gentry, Kelly West, Chris & Marianne Stallings, Mike Davis, Tom & Leslie Reece, Chad & Jennifer Harbin, Susan & Chuck Sakys, Randy Long, Jupiter Otero, and Lucas Bethell.

### CONSENT AGENDA

Sue Sakys made a motion to approve the minutes from the May 22, 2017 Homeowners meeting, seconded by Mike Davis.

*Motion Approved.*

### ZANCANELLA REPORT ON POTABLE WATER SYSTEM

Zancanella representative Matt Weisbrod reported that the Sun Meadow Estates Subdivision was issued an Amendment to the 2012 Enforcement Order by the State of Colorado Department of Public Health and Environment (CDPHE). The Enforcement Order was in response to exceedances of the maximum contaminant level (MCL) for uranium and total trihalomethanes (TTHM) present in the community potable water system.

Zancanella has recommended point-of-use reverse osmosis systems installed in each home and will be providing an action plan to the State by the September 2018 deadline. Point-of-entry systems and an R/O system installed at the tank were debated and concerns with leaks and copper piping within our system and in individual houses was discussed.

Upon acceptance of this proposal by the State, residents of the Sun Meadow Estates subdivision would be required to install the recommended point-of-use systems within their homes by a set deadline. It was noted that a significant portion of homeowners already have comparable systems installed and that several houses in the subdivision have not yet been constructed, thus only impacting a small number of homes. Newly constructed homes would be required to install R/O systems prior to Certificate of Occupancy and homeowners currently without R/O systems would be required to purchase and install them. The cost of the units was estimated at \$200.00 - \$500.00 per system.

### OFFICER REPORTS

President Jay Rickstrew reported on the HOA's financial status and current balance, indicating that it was higher than usual due to several people paying in full up front for the year. Mr. Rickstrew explained that, following first quarter, there were several homeowners that had past due accounts and the Executive Board sent letter and contacted homeowners to collect payment. There was discussion about the monthly amount of \$150 and what services that amount covers. Annual water operations consume the majority of the budget, followed by utilities and accounting. Additional funds were spent fixing a major waterline repair in May 2017. Secretary Erica Gentry indicated that the ending balance for 2017 was \$2,336.47 and that had the Board not increased the dues for 4<sup>th</sup> quarter we would have spent more money than we collected in 2017. She further indicated that dues were not

optional, they were necessary for maintaining potable water to residents, and that it was not fair to burden the volunteers on the Board with tracking down people to pay their bills.

Mr. Rickstrew also spoke about the fact that several people had expressed concerns over loose dogs in the neighborhood. He explained that if there were formal complaints, there were a few options for dealing with loose dogs including fines or calling animal control, but that we obviously preferred if people could simply address the issue themselves.

Vice President Jeff Corey reported that the fencing off of the pond was almost complete.

Secretary Erica Gentry reported on HOA and County regulations for accessory and auxiliary outbuildings with in the subdivision.

### **CONSOLIDATED TRASH SERVICE**

Mike Davis reported that he was able to negotiate trash service with V.I.P. Services for a significant cost reduction to Homeowners. Monthly trash service was quoted at \$20/month for a 100 gallon can plus 2 18 gallon recycling bins for paper and comingled materials. (Corrugated cardboard is unavailable) An additional 100 gallon can would be charged at \$8/month if requested and they will waive the bin delivery fee. To receive the reduced rate, all homeowners would have to use V.I.P Services for residential trash collection.

V.I.P. does not provide dumpsters and therefore, any homeowner that chooses instead to utilize a dumpster for waste collection would not be impacted.

Mr. Davis reported that consolidating trash pickup service would benefit the neighborhood by reducing that amount of trucks impacting our roads and everyone having their trash cans out on the same day would be less confusing.

Residential trash collection for V.I.P is scheduled on Fridays.

### **ELECTION OF OFFICERS**

President Jay Rickstrew tendered his resignation. Mike Davis made a motion to nominate Jeff Corey as President and retain Erica Gentry as Secretary of the Sun Meadow Estates Homeowners Association, seconded by Sue Sakys.

**Motion approved.**

Chuck Sakys volunteered to fill the Vice President vacancy. A motion to approve Chuck Sakys as Vice President of the Homeowners Association was made by Kelly West, seconded by Randy Long.

**Motion approved.**

### **OPEN FORUM**

- Terry Davis expressed his concern with the Covenant document and suggested that it be gone through and rewritten. Mr. Davis also stated his displeasure with neighboring home lighting.
- Mike Davis invited all neighborhood residents to join his family and church for roadside clean up and BBQ on Saturday, April 28<sup>th</sup>.
- Sue Sakys indicated she will no longer be launching a Facebook community page amid concerns for homeowner privacy.
- Kelly West reported that he had walked the irrigation ditch and that everything looked good and ready for irrigation water.

**CLOSING REMARKS**

Jay Rickstrew discussed the issue of speeding in the neighborhood and appealed to everyone to please reduce their speeds and watch for children on the road.

Secretary Erica Gentry indicated that the 600 foot stretch of ditch/right-of-way on the west side of North Meadow Drive across from the mailboxes would need to be mowed a few times during the growing season. Jarad Elder stated that he could bring equipment in to mow it, and Mike Davis offered to mow it instead of the Association paying to have it done. Ms. Gentry reminded residents to get a burn permit with Colorado River Fire Rescue prior to burning this year.

Jay Rickstrew, based on previous years, estimated that we could see irrigation water coming in the next 10 days.

Meeting adjourned at 7:29 p.m.

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Erica Gentry  
Secretary

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Jay Rickstrew  
President