

# SUN MEADOW ESTATES HOMEOWNERS ASSOCIATION MEETING

Monday, April 8, 2019

ANNUAL MEETING

6:00 p.m. Rifle Library

A Homeowners meeting of the Sun Meadow Estates Subdivision was called to order at 6:05 p.m. by President Jeff Corey.

**OFFICERS PRESENT:** President Jeff Corey, Vice President Chuck Sakys, and Secretary Erica Gentry.

**HOMEOWNERS PRESENT:** Jarad & Rachel Elder, Terry Davis, Eric Gentry, Kelly West, Mike Davis, Tom & Leslie Reece, Susan Sakys, Randy Long, Jupiter Otero, Mike & Tasha Whitman, Bernie & Kathy Whitman, Zac & Desiree Attebury, Josh & Aubrey Blythe, Jim & Brenda Slappey, Pat & Carolyn Tucker, Brad & Carrie Church, Jobie McClelland and Jackie McClelland.

## **ZANCANELLA REPORT ON POTABLE WATER SYSTEM**

Zancanella representative Matt Weisbrod provided a report on the status of the Sun Meadow Estates Subdivision community potable water system, the Bass #2 well tie-in process, and State Water Order #DC-120824-1. 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. Mr. Weisbrod gave a brief history of the potable system and indicated that the system, despite the water order, was actually in very good condition, that it is good water, and that the water quality is not unique to us but quite common in the Silt Mesa area. Since the more recent installation of a special filter, as well as the continued build out of the neighborhood increasing the tank turn over, the amount of uranium has consistently continued to decrease over the last several quarters. Mr. Weisbrod reported that the State wasn't completely convinced that the uranium would continue to drop and remain consistently below the max level and that he was now working with his 5<sup>th</sup> compliance inspector in the last 4 years. Mr. Weisbrod stated that they had met the September deadline with the State and while Zancanella initially had recommended point-of-use reverse osmosis systems installed in each home, he believes that the filter will be suitable to mitigate the reduction of uranium; however the State may still require enhanced treatment for uranium which could still require point-of-use treatment. He anticipates a response from the State by late June.

Mr. Weisbrod went over the issues with the levels of TThMs which are a byproduct of a chlorine treated system. Several factors affect the amount of TThM levels in the water including temperature and stagnation of the water. Historically, levels of TThMs are higher in the summer because of the heat. Mr. Weisbrod explained that it was their plan to install a bubbler that creates aeration in an effort to continue to reduce the stagnation of the water. He mentioned that planting trees in an effort to cool the tank in the summer would likely help as well.

Mr. Weisbrod also discussed the connection of the 2<sup>nd</sup> well, reporting that the connection was complete and it was ready to be put into operation after State approval. It is assumed that because both wells are within 100 feet of each other and drawing from the same aquifer, that the new well will draw the same water quality. Prior to utilization of the water, the State requires 4-6 quarterly water quality tests which were estimated to be approximately \$2500.00 each.

## OFFICER REPORTS

President Jeff Corey reported on the HOA's financial status and stated that the Subdivision had a very good, low cost year. The HOA collected \$58,949 in income and had \$29,508.03 in expenses, leaving a net profit of \$29,441.51. Mr. Corey explained that the profit, per our infrastructure savings plan, was transferred to the money market account which totaled \$85,000.00. Mr. Corey gave a brief recent history of the Subdivision's financial plan, stating that in 2016 we had unanticipated infrastructure repair that ended the year at a deficit. The Board at the time also anticipated several additional infrastructure repairs in 2017 and therefore, decided to temporarily raise the dues to \$150.00/month in an attempt to generate an "infrastructure savings account". Once the account reached full funding of \$100,000.00 the dues would be reevaluated and if deemed possible, allowed to "sunset" or return to the original monthly amount. Mr. Corey indicated that if we had another low cost year similar to 2018, that we could very well reach that goal by the end of the year but because we had not reached the threshold yet, that dues would remain at \$150.00/month in 2019. Mr. Corey reviewed a few anticipated expenses for 2019 including the Bass Well #2 tests and aeration pump installation.

Secretary Erica Gentry reported that for the last several years the HOA has had problems with non-payment of dues and that there were homeowners that were habitually late in paying their bills. Mrs. Gentry stated that the Board hired an attorney to assist with debt collection, and that in addition, the attorney had recommended establishing a fee schedule and adopting it as part of a debt collection policy that would satisfy the requirements of Colorado State Legislature House Bill 13-1276 allowing the HOA to begin charging late fees to delinquent accounts.

Mrs. Gentry explained that the dues were billed quarterly on January 1, April 1, July 1, and October 1, and are due upon receipt. Bills not paid within the quarter they are assessed for are 90 days past due once the next quarter rolls over. Mrs. Gentry indicated that even though the HOA had a 3 month grace period, people were still late paying their dues, and at present, 5 homeowners were 90 or more days past due on their account.

Mrs. Gentry also reported that there were quite a few Covenant enforcements to deal with and that the Board was only successful in mitigating a few of them. Mrs. Gentry indicated that there were a few individuals that refused to abide by the irrigation water restrictions that were in place last summer, that the Board was at capacity in their ability to enforce Covenants without the ability to assess fines, and that the Board should not be responsible for this particular task. Mrs. Gentry stated that the Board recommended getting legal assistance to create a fee schedule and debt collection policy and begin assessing late fees and fines on accounts for Covenant violations.

**A motion was made to direct the Executive Board to move forward with establishing and implementing a debt collection policy by Mike Davis, seconded by Randy Long.**

**Discussion:** A variety of feedback was heard on the topic of debt collection and covenant enforcement. Several homeowners expressed their frustrations with the current Accountant. Tasha Whitman suggested looking into a Property Management company to do billing and Covenant enforcement. Several homeowners confirmed that it was not the place of the Board to be a collection agency and violation enforcer. Jarad Elder mentioned that he would prefer paying someone who lives in the Subdivision and that the Board members should be compensated. Jim Slappey registered his concerns that whichever accounting firm the subdivision moved forward with should be a licensed Certified Public Accountant.

**Roll Call:** All in favor: Unanimous, Opposed: None

**Motion carries.**

President Jeff Corey reported on the road maintenance activities. Mr. Corey gave a brief summary about the recently filled potholes and asked for volunteers to mow the right-of-way weeds on the West end of North Meadow Drive. Mike Davis and Randy Long affirmed that they will continue to assist with the mowing of weeds

in this area. Mr. Corey discussed the issue of snow removal stating the pros and cons of having a company on retainer vs. a home owner paid to do it on their own schedule. Mr. Corey explained that homeowner Jarad Elder had been responsible for plowing the roads after work when accumulations lasted into the evening. There was consensus that in an effort to keep costs low, the HOA would continue to pay Mr. Elder to remove accumulated snow with the understanding that it might be later in the evening when snow is removed and that he would not be plowing when there is only 2-3 inches of snow because it damages the blade on his equipment. Secretary Erica Gentry requested anyone with concerns with this agreement state them now but no comments were presented.

## **OPEN FORUM**

Secretary Erica Gentry opened the floor for comments.

- Jim Slappey thanked Zac Attebury, Jeff Corey, and Kelly West for helping out with all of the work on the potable and irrigation water systems.
- Jeff Corey reported that the fish in the pond had all died during a recent snow melt off and that Pat Tucker had purchased 20 new carp that would need to be picked up in May.
- Mike Davis reported that V.I.P. Services (Trash collection) would be raising their rates to \$22.00/month and reported that it was still significantly less than any other area vendors. Consensus among the group was to keep V.I.P. Services as the subdivision's contracted trash collection company.
- Mike Davis stated that he would like to have bees on his property if no one was opposed to it.
- Josh and Aubrey Blythe introduced themselves as new neighbors.
- Kelly thanked Brad Church for donating the mini-x for the Bass Well project.
- Jeff Corey thanked Kelly West and Randy Long for their work on the Bass Well project.
- Pat and Carolynn Tucker introduced themselves as new neighbors.
- Randy Long thanked the Board for the work that they had done over the last year and indicated that he would welcome the removal of the real estate sign in his new yard and was open to suggestions of signage and "beautification" of the area near the mailboxes.
- Jackie McClelland offered her apologies for the difficulties the Board faced this year.
- Sue Sakys inquired if the Board should consider more than one Homeowner's meeting a year.
- Tasha Whitman reported that their fence was complete and that her dog should now be contained.

## **BOARD APPOINTMENTS**

President Jeff Corey and Vice President Chuck Sakys tendered their resignations. Secretary Erica Gentry indicated that she was willing to serve again. Erica Gentry gave a summary of the Executive Board's roles and responsibilities, stated that Pat Tucker had expressed interest in serving on the Board, and that the Board should have a third member. Carrie Church indicated she would be interested in serving as well.

**A motion was made to retain Erica Gentry and elect Pat Tucker and Carrie Church to the Executive Board of the Sun Meadow Estates Subdivision by Randy Long, seconded by Kelly West.**

**Discussion:** No comments were presented.

**Roll Call:** All in favor: Unanimous, Opposed: None

**Motion carries.**

## **CLOSING REMARKS**

Erica Gentry asked everyone to verify that their email address was correct on the roll call sheet and asked that all HOA related contact was initiated through the Subdivision's established email address [sunmeadowestates@gmail.com](mailto:sunmeadowestates@gmail.com). Contacting the Board on their personal phones or at their homes with HOA related issues can create communication problems for the Board.

Erica Gentry indicated that though official word had not been given on the arrival of irrigation water, historically it has begun mid to late April and to look for emails going out letting homeowners know when the system was charged and ready.

Erica Gentry asked everyone to be mindful of keeping weeds down, preventing mud from spreading to the shared roadways from properties, and asked that homeowners get information about burning from the Colorado River Fire Rescue as the Board does not regulate burning.

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

Meeting adjourned at 7:37 p.m.

---

Erica Gentry  
Secretary

---

Jeff Corey  
President