

# SUN MEADOW ESTATES HOMEOWNERS ASSOCIATION MEETING

Monday, November 18, 2019

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 Pat Tucker.

**OFFICERS PRESENT:** President Pat Tucker, Treasurer Carrie Church, and Secretary Erica Gentry.

**HOMEOWNERS PRESENT:** Terry Davis & Anne Marie Davis, Kelly West, Tom Reece, Randy Long, Mike Whitman, Kathy Whitman, Jeff Corey, Carolyn Tucker, Brad Church, Nathan & Ashley Robinson, Jobie McClelland and Jackie McClelland.

## OFFICER REPORTS

President Pat Tucker 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. Secretary Erica Gentry gave a brief history of the potable system and some of the issues the subdivision has had to date. Mr. Tucker summarized several of the water projects completed in 2019 including the connection of the 2<sup>nd</sup> well, Zancanella's ongoing testing of the well, and the irrigation waterline break on the south side of the Subdivision on South Meadow Drive.

Treasurer Carrie Church reported on the HOA's financial status. The HOA collected \$53,416.58 in income and had \$28,091.18 in expenses, leaving a net profit of \$25,325.40. Mrs. Church explained that the profit above \$20,000 in our checking account, per our infrastructure savings plan, will be transferred to the money market account at the end of the year. Following end of year bill pay, it is estimated to be a total in exceedance of at least \$100,000.00.

Secretary Erica Gentry gave a brief recent history of the Subdivision's financial plan, stating that in 2016 unanticipated infrastructure repairs that ended the year at a deficit caused the Board 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. The Board indicated that now that the infrastructure account had reached \$100,000.00 that they had reviewed the estimated costs for 2020 and were recommending a dues decrease to \$125.00/month.

President Pat Tucker opened the meeting for discussion of dues.

Randy Long indicated that he didn't believe that \$100,000.00 was an adequate amount for infrastructure savings, that we could potentially spend that amount very quickly in the event of an emergency, and that the dues should remain at \$150.00/month in 2020. Several other homeowners indicated that they agreed. Mr. Tucker asked for a show of hands in support of keeping the dues at \$150.00/month to which it appeared a unanimous consent.

**Pat Tucker made a motion to approve the 2020 dues at \$150.00/month, seconded by Carrie Church.**

**Roll Call:** All in favor: Pat Tucker, Carrie Church Opposed: Erica Gentry

**Discussion:** No additional comments were presented.

**Motion carries.**

President Pat Tucker reported on subdivision maintenance activities. Mr. Tucker inquired about mowing the right-of-way weeds on the West end of North Meadow Drive. Randy Long affirmed that he will continue to assist with the mowing of weeds in this area. Mr. Tucker 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. Tucker explained that homeowner Jarrad 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 should continue to pay Mr. Elder if he was still willing, to remove accumulated snow.

President Pat Tucker presented the final draft copy of the governance policies that the Executive Board had been working on since the April 2019 meeting.

Mr. Tucker opened the meeting for discussion of the policy. No comments were presented. Secretary Erica Gentry pointed to some of the highlights of the policy including implementation of a \$50.00 late fee, \$25.00 per day fines on covenant violations, how the Board funds the reserve account etc. and encouraged people to review and make sure they understood the policy. Mr. Tucker indicated that the Board would be voting on the implementation of the policy at the December Executive Board meeting and if passed, the policy would be in effect January 1, 2020.

#### **BOARD APPOINTMENTS**

Secretary Erica Gentry explained that Board members served 1-year terms and would be up for reelection in April but that the Board would be moving the annual meetings to November in the future. The Board inquired if there was any interested parties seeking election to the Executive Board and when none were stated, the Board offered to serve in their current capacity until November 2020.

**A motion was made to extend the 1-year term of service to the Executive Board of the Sun Meadow Estates Subdivision of Erica Gentry, Carrie Church and Pat Tucker from April 2020 to November 2020 by Jeff Corey, seconded by Randy Long.**

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

**Motion carries.**

#### **OPEN FORUM**

President Pat Tucker opened the floor for comments.

- Jeff Corey presented the idea of purchasing a backup generator for use in emergency situations and discussions on its usefulness and maintenance proceeded.
- Jeff Corey stated that he would like to plant additional trees to shade the water tank in an effort to improve the quality of water.
- Randy Long stated that with Zach Attebury gone that having someone to handle the irrigation water would be imperative and inquired to the Board if thought had been given to potentially paying someone to represent our interests.
- Anne Marie Davis stated that she was thankful for the people that do so many things to be helpful in the neighborhood and offered to help as well.
- Randy Long stated that it was helpful to have so many people willing to help in situations that require work such as the irrigation line break this summer.
- Brad Church stated that we had a great group of people in the neighborhood and it was nice to be able to call on them.
- Nate and Ashley Robinson introduced themselves as new owners on the South side of the subdivision.

**CLOSING REMARKS**

Secretary Erica Gentry asked everyone to consider which date worked best for the Progressive Party and asked for volunteers.

Meeting adjourned at 7:14 p.m.



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Erica Gentry  
Secretary



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Pat Tucker  
President