

MINUTES OF THE RUEDI SHORES HOMEOWNERS ASSOCIATION MEETING
JULY 10, 2019
6:30 PM

LOCATION: Helen Tieber's home, 194 Wapiti Way

BOARD MEMBERS PRESENT: Lynn Calhoun, President, Don Mushet, Vice-President, Todd Hoyt, Secretary, Helen Tieber, Treasurer. Jerry Hales, Vice-President, absent.

HOMEOWNERS PRESENT: Debbie Wilson, Larry Milillo, Derek and Carole Johnston, Brandon Ford, Sean Warnecke, Jack Miller, Nina Dunn, Alice Phinney, Stan Karr, Todd Hoyt, Betsy Marilley, Lucylee Whiting, Don Mushet, Lorna Petersen, Beth Madsen, Margi Huber, Lynn Calhoun and Helen Tieber.

The semi-annual meeting of the Ruedi Shores Homeowners Association was called to order at 6:45PM on July 10, 2019 by Lynn Calhoun, President.

I. Don Mushet began by reporting that he has been monitoring the dumpster. When he checked around the Fourth of July it was full which is typical for a holiday. He is having signs made for the dumpster stating what is allowed and that it is a private dumpster for RSHA only. He will also have road signs made to alert motorists to slow down. He has started thistle spraying. He stated that anyone who wishes to have their property sprayed should call him. He will not go onto anyone's property until they give him permission to do so. Don went further to state that according to Eagle County it is the responsibility of the homeowner to eradicate noxious weeds or hire to have that done.

II. TREASURERS REPORT - Helen Tieber

a. Delinquent accounts: In the future delinquent accounts will be a separate line item entry on the balance sheet. Presently there is approximately \$25K in delinquent accounts. As per a board vote going forward the Collection Policy of 2014 will be implemented. Fortunately most homeowners pay on time. The policy is available on the website. The terms as stated in Collection Policy are as follows:

30 days late - constitutes a \$25 fine plus interest

60 days late - 2nd notice and same penalties as above

90 days late - Demand letter to pay in full or set up payment plan.

To this a response must be made within 10 days. If there is no response our attorney will be notified to handle the account, a lien will be recorded and all attorney fees will be charged to the delinquent property owner.

Helen further reported that we have already hired a Denver attorney who specializes in HOA's and non-profits. The firm comes highly recommended. They have worked closely with our CPA and currently represent the Missouri Heights HOA.

TREASURER'S REPORT, CONTINUED

A question was raised regarding attorney fees. Helen addressed this by describing two possible options outlined by the law firm. The first option would be to keep a separate accounting by the firm for each delinquent property and charge the homeowner for the attorney fees. RSHA would receive a monthly bill from the attorney and would attempt to recoup these fees from the homeowners.

The second option would have RSHA paying nothing monthly. Attorney fees would be applied to the homeowner's delinquent account and if and when collected the attorney would take 30% of the total collection.

The board has made no decision as of yet as to which option they would choose.

Helen continued that our Collection Policy needs clarification, again by our attorney as there is ambiguity regarding the penalty phase. She added that we should be encouraging property owners to go to direct (auto) debit for payment. Also, where RSHA could be billed by the attorney would be for HOA business (e.g. reviewing and revising by-laws, covenants and policies). This billing would be on an hourly basis.

Helen continued by encouraging everyone present to fill out contact information. Our contact information data base needs serious updating; phone numbers, e-mails, etc.

- b. Kibby Property: Helen reported that RSHA had to take a substantial write-off of \$7,700 that will apply to our 2019 tax return. It was a complicated affair involving an estate where the property was sold in a tax auction in 2017 for \$11K and that buyer got clear title just recently in March of 2019. The buyer is involved in a New Orleans investment firm. Helen confirmed that the buyer has been sent an invoice for 2nd quarter dues.

III. SECRETARY REPORT: Todd Hoyt

Todd reported that the minutes will transcribed and available on the website next week.

- IV. INTRODUCTIONS: Lynn suggested that at this point in the meeting introductions of all present should be made which was done.

V. IST ANNUAL RSHA POTLUCK PICNIC - Helen Tieber

Helen raised the idea of a RSHA picnic for sometime in August. Everyone in attendance was very enthusiastic. A motion and more complete proposal follows.

VI. ARCHITECTURAL REVIEW COMMITTEE REPORT - Brandon Ford

Brandon reported that there is a critical need for a data base of all approvals and plans that have gone before the Architectural Review Committee. He has kept documents from his term but does not know the whereabouts of approvals, prints, etc. from before his tenure. Apparently no one has maintained files which would greatly help in decisions that need to be made regarding existing structures and properties when coming under review for remodels, additions, etc. Lynn thought that after 3 years such documents were given back to the homeowners, but that was not clear. Brandon stated that he feels that we need to scan prints and approvals for recording. He noted that the Basalt Fire Department has recently turned down two permit requests for inadequate turn-around and grade. They are getting very strict.

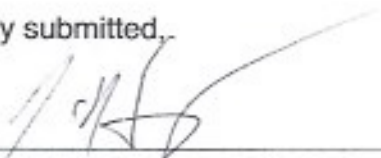
Also regarding the fire department, it was stated that the fire department is requiring better street signs and house numbers on both the house and at the street.

Helen reported that the Basalt Fire Department is very willing to come up to Ruedi to instruct homeowners regarding fire mitigation and CPR. If people are interested a meeting could be arranged for this fall.

A proposal/motion was presented by Helen to go forward with the 1st Annual Potluck Picnic. It was suggested that RSHA would buy the meat, plates, silverware and use a dead-end street in the subdivision as a site. Everyone would bring a dish to pass, drinks and chairs. There was a show of hands and the majority approved the proposal. Helen will come back to the board with a budget and details as to when and where it will happen.

The meeting was adjourned at 9PM.

Respectfully submitted,



Todd Hoyt, Secretary

Date

7.15.19

Transcribed: Mel Lundgren, 7/14/2019