

MINUTES OF THE RUEDI SHORES HOMEOWNERS ASSOCIATION MEETING
DECEMBER 2, 2019

LOCATION: Helen Tieber's home, 194 Wapiti Way

BOARD MEMBERS PRESENT: Lynn Colhoun, President, Don Mushet, Vice-President, Todd Hoyt, Vice-President and Helen Tieber, Treasurer. Beth Madsen, Secretary, absent.

HOMEOWNERS PRESENT: Nina Dunn, Betsy Marilley, Sean Warnecke, Alice Phinney and Mel Lundgren.

I. MAINTENANCE SUPERVISOR REPORT:

Don Mushet reported that the rules for the dumpster have been posted on the dumpster and at the mailboxes. (See copy attached.)

Regarding a plan for removing noxious weeds: We are obligated to spray along our roads, the area of the dumpster and any common areas owned by the HOA. Eagle County requires that each homeowner must be responsible for thistle control on their own property. Ruedi Shores by-laws state the same. We could report homeowners who do not comply to the county. At that time the county will notify the homeowner directly and will give the homeowner two weeks to comply. If this is not done by the homeowner or someone hired or contracted by the homeowner the county will come out, spray the weeds and bill the homeowner.

The spring dumpsters worked out well and were appreciated by many homeowners who took advantage of them.

Road Maintenance: An RFP (Request for Proposal) has been sent out to six excavation companies in the valley with instructions to contact Donny if they would like to submit a bid for road maintenance.

II. TREASURER'S REPORT:

Helen reported that we have hired a new bookkeeper for the HOA, Hobbs and Murphy of Basalt. Destiny will be retiring at the end of the year. Donny questioned that the new firm was hired without a bid from other firms. It was clarified that this happened because Hobbs and Murphy have been doing our tax returns for the last few years. It was voted on several years ago that any time Ruedi Shores hires a new vendor we require three bids for contracts. It was decided that we will give the new CPA's (Hobbs and Murphy) a year then reassess their performance.

Regarding the 2020 Budget, Helen reported that our reserve fund was established

TREASURER'S REPORT, CONTINUED

to pay for improvements to any HOA owned properties or for major emergencies such as repairing washed out roads. Since we are a non-profit if there is a large surplus in the Operating Account a decision could be made to move those funds to the Reserve Fund. Next year, however, there may be the need to raise HOA fees.

The 2020 Budget was voted on and approved.

Regarding delinquent accounts: Helen reported that this past summer we had reached \$40,000 in delinquent dues with 31 homeowners owing us money. At present we are at \$19,000 owed from 15 homeowners. She reported that a second delinquent letter will go out to those homeowners.

Helen has taken on the responsibility of paying the HOA bills which will save us money that would have gone to the CPA's. It was noted that Hobbs and Murphy have a great deal of experience working with HOA's in the valley.

III. NEW WEBSITE:

Sean who has been working very hard on the new website for the HOA reported that the new website will have built-in security. He explained that there are many possible options to the new design such as a link for members to pay their water bills as well as their HOA dues on the site. It would be possible to send out mass mailings, however, only administrators would have access to the site data base.

IV. OTHER BUSINESS:

It was noted that there have been complaints of barking dogs in the subdivision.