



OWNERS MEETING MINUTES 12/15/23

- SPECIAL OWNERS MEETING
- BUDGET RATIFICATION/ANNUAL OWNERS MEETING

GRASS MESA HOMEOWNERS ASSOCIATION

FRIDAY, DECEMBER 15, 2023, AT 6:00 PM

AT THE GARFIELD COUNTY SHERIFF'S ANNEX, 106 CO RD 333, A, RIFLE, CO 81650

SPECIAL MEETING FOR DECLARATION AMENDMENT MINUTES (Draft – not approved)

1. Call to Order

The Special Owners Meeting was called to order at 6:18 p.m. by Bob Johnson of Integrated Mountain Management.

2. Counting of Ballots for Declaration Amendment

The ballots were counted and verified 38 ballots with 20 "Yes" votes to approve and 18 "No" votes. As approval of the document required 67% of the membership (55 "Yes" votes), the action to approve the Declaration Amendment did not pass.

Discussion among the membership followed. It was agreed to continue the process with additional membership feedback to communicate and refine the document further.

3. Adjourn

A motion was made by Jim Zielinski to adjourn the Special Owners Meeting at 7:07 p.m., seconded by Janet Sheridan, and unanimously approved.

BUDGET RATIFICATION/ANNUAL OWNERS MEETING MINUTES (Draft – not approved)

1. Call to Order

The Budget Ratification/Annual Owners Meeting was called to order at 7:07 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of a Quorum

Quorum of the membership was verified as 42 lots (51%) were represented in person or by proxy. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management. Due to the presence of a quorum, the Budget Ratification and Annual Owners Meetings were combined.

3. Approval of 2022 Meeting Minutes

The prior Annual Owners Meeting minutes were motioned for approval by Jim Zielinski, seconded by Genevieve Valdez, and unanimously approved. It was noted that the 2022 Annual Owners Meeting Minutes were taken for communication purposes although it was not considered an official meeting due to lack of quorum.



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4. Financial Review/2024 Budget

The financials as of 10/31/23 were reviewed. It was reported the Association had \$16,281.79 in the Operating account, \$82,206.70 in the Reserve account. It was also reported that the Association was \$90,307.72 expense over income year-to-date, due to road work deferred from the previous year as well as legal fees.

The 2024 Budget was presented with no change to assessments at the existing rate of \$350 per lot per quarter. This was ratified by lack of veto from the membership to go into effect 1/1/2024.

5. Discussion and Action Items

a. Project Review

The road work was discussed. Interest in creating a road committee was also discussed, as had been done in previous years to oversee and coordinate project work and snow removal. Owners requested clarification of the work scope for the spring and fall road maintenance, to be undertaken by the Board to be elected.

b. Legal Update

The lawsuit with JJJ Construction concerning a prescriptive easement was summarized and discussed among the membership. A poll of the membership was taken whether to continue with the lawsuit or dismiss, which showed that a majority of owners in attendance favored dismissal of the lawsuit. The elected Board would review this for further action with the attorney.

6. Additional Business

No additional business was brought forward by the owners present.

7. Board Member Election (3 positions, 1-year terms)

Nominations were taken from the floor for 3 Board positions with 1-year terms, which included the following slate of candidates: Janet Sheridan, Genevieve Valdez, Jim Zielinski, Josh Martin, Fred Schultz, Skyler Yeldell, Jody Daniels, and Tara Booth.

At 8:27 p.m. secret ballots were administered and counted, followed by the announcement of the election results: Janet Sheridan, Josh Martin, and Fred Schultz.

8. Adjourn

With no further business brought before the membership, the meeting was adjourned at 8:45 p.m.