

Sopris Landscape Hendricks Ranch Annual Meeting

Third Street Center
Carbondale, Co 81623

Tuesday, October 23, 2018 at 5:30 pm

Meeting Minutes (Approved 10/23/2019)

- I. Call to Order:** The meeting was called to order at 5:45 pm by Bob Johnson representing Integrated Mountain Management. Also present was Doretta Reuss.
- II. Verification of Quorum:** A quorum was not verified.
- III. Approval of 2017 annual meeting minutes:** Amanda motions, Crystal seconds, all in favor to approve.
- IV. Financial Review:** Bob reviewed the financial statements as of 09/30/2018 and reported that \$7,551.85 was the balance in the Operating Account. The balance in the Reserve Account was \$77,002.73.
 - **2019 Budget:** Bob explains the budget and states there are no change to assessments. Any increase or special assessment would go towards reserves. There is discussion regarding this and the members decided to raise assessments in 2019 to \$265 per month, per unit. This will go into effect January 1, 2019.
- V. Project Discussion:** There is a sign on order regarding children at play, it will be picked up and installed in the parking lot when ready. Parking lot striping will be discussed at a later date and planned as a spring project. Irrigation was a challenge this year due to extreme weather, but will be on track going forward.
- VI. Additional Business:** Parking was discussed, as per the Declarations, parking is permitted in the driveway, garage and assigned spaces only. Guests spaces are not to be used by residents. Also stated was that decks are not to be used for storage, Board asks IMM to remind owners of this and to also make sure heat tape plugs are plugged in and gutters are clean. The Board also requests that the Declarations and Rules and Regulations are sent out to all homeowners as part of these reminders. Owners are responsible for communicating this to their tenants.
- VII. Adjourn:** 6:30 pm