

SUN MEADOW ESTATES HOMEOWNERS ASSOCIATION MEETING

Monday, November 10, 2020

ANNUAL MEETING

6:00 p.m. Garfield County Fairgrounds, South Hall & Online

A Homeowners meeting of the Sun Meadow Estates Subdivision was called to order at 6:03 p.m. by President Pat Tucker.

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

HOMEOWNERS PRESENT IN PERSON: Kelly West, Randy Long, Brad Church, Lucas Bethell, Tom and Amy Gosnell, Mike Davis and Eric Gentry.

HOMEOWNERS PRESENT ONLINE: Tom Reece, Tasha Whitman, Ashley Robinson, Amber Jackson, Sue Sakys and Christina Winkler.

OFFICER REPORTS

Treasurer Carrie Church reported on the HOA's financial status. The HOA collected \$59,639.98 in income and had \$31,476.63 in expenses, leaving a net profit of \$28,163.35. 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 making the savings total \$138, 294.26. Ms. Church indicated that all past due delinquent accounts had been paid in full and were current/up to date.

2021 Dues

History: 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. **In 2019 The Board reported that the infrastructure account had reached \$100,000.00 and recommend that the 2020 dues decrease to \$125.00/month. Following this announcement, several homeowners indicated their support for keeping the 2020 dues at \$150/month to grow the infrastructure savings.** 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 and as a result, the Board voted 2-1 to maintain the dues at the current rate of \$150/month in 2020.

President Pat Tucker opened the discussion for 2021 dues and indicated that the Board was leaning towards keeping the dues the same for 2021, that there were possible unknown expenses associated with the State water decision.

Mike Davis indicated that he believed that we should not continue to amass money in our savings account, that \$67 per month is "surplus" and that over \$100,000 in savings is a problem and a liability. Randy Long disagreed that it was a significant amount and indicated that we could very easily spend down that amount in future infrastructure repair.

Secretary Erica Gentry explained that it was not unexpected to have left over income for the year but that it was more than we anticipated because there was no testing of well #2. Expenditures were up almost 10% from the previous year and the subdivision also has a water line and road repair to pay for in 2020 that is as of yet an unknown amount. Ms. Gentry explained that though the Board was very conservative with expenditures, that she recommended that surplus income should be subjected to and declared in a reserve fund plan so as to earmark money for infrastructure.

Several homeowners agreed that we shouldn't make any changes until we know what the State will require for the water system compliance plan.

Board member Carrie Church made a motion to approve the 2021 dues at \$150.00/month, seconded by Board Member Erica Gentry.

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

Discussion: No additional comments were presented.

Motion carries.

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 the conversations with engineers from Zancanella and introduced the 104 page submittal that was sent to the State on October 3rd. Mr. Tucker stated that our current water testing meets water quality state standards but the issue is that the State Health Department does not believe in the ability of the subdivision to maintain acceptable levels of uranium and TTHMs long term. He clarified that the State regulates our drinking water system because we have a community well that serves more than 4 homes and that the quality of our drinking water is no different than any other home on Silt Mesa.

Secretary Erica Gentry elaborated that there were several potential alternatives proposed during the initial plan development process that ranged in cost from 30,000 to 2 million dollars. Ms. Gentry listed several possible costs associated with water infrastructure above and beyond the State water order outcome that could be necessary in the coming years. She offered that even though the best case scenario, from an affordable and financial perspective was that the State accepts our plan, that we would always have ongoing costs associated with managing a community potable water system.

Tom Gosnell suggested an alternative way to communicate with the State and Kelly West suggested retaining a lawyer and taking them to court.

Mike Davis advocated for submitting our plan to the State and proactively outlining all of the things we are doing to move towards our plan.

Tasha Whitman inquired if the water was safe to drink with an r/o in place.

BOARD APPOINTMENTS

Secretary Erica Gentry explained that there were no interested parties seeking election as a Board member. Ms. Gentry reported that all three current Board officers were willing to serve in their current capacity until November 2021.

Randy Long made a motion to retain Erica Gentry, Carrie Church and Pat Tucker on the Executive Board of the Sun Meadow Estates Subdivision for a 1-year term to expire on November 2021, seconded by Amy Gosnell.

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

Motion carries.

OPEN FORUM

President Pat Tucker opened the floor for comments.

- Tasha Whitman suggested the addition of a community sign at the entrance of the subdivision near the mailboxes.
- Brad Church asked what the height restriction for an American flag pole is.
- Brad Church indicated that he liked the idea of a reserve study and reserve fund statement of intended fund use.
- Eric Gentry expressed his frustration with people speeding in the neighborhood and suggested the addition of speed bumps. Mike Davis suggested that the Board send notices to people observed speeding. Sue proposed lowering the speed limit to 15mph and getting new and more signs posted. Randy Long offered to help post signs. There were some comments about visibility at corners and that several intersections were difficult to see on-coming traffic.

CLOSING REMARKS: The Board thanked everyone for attending in person and via zoom.

Meeting adjourned at 7:18 p.m.

Erica Gentry
Secretary

Pat Tucker
President