

December 5, 2022

Randy Andersen called the meeting to order at 7:08 pm. He welcomed everyone, verified we had signed in for our quorum numbers, and thanked them for coming.

#### Secretary's Report: Tonia Webb

- We have a website, please check it out. [Colonyridgeownersassociation.com](http://Colonyridgeownersassociation.com)
- The short version of the minutes were read. The longer version is available on the website. No discussions on the minutes from December 10, 2019.
- Phil Isis made a motion to accept the December 10, 2019 minutes as presented. John Murray second this motion. A vote was taken and it passed with 18 yes & 0 nays.

#### Treasurer's Report: Tonia Webb

- Balance ending December 2022 - \$24,218.11; total expenses \$917.97 & \$1679.57
- Bank Account went from a personal account to a business account with CD going into a business saver account.
- 5 no paid fees down to 3
- Question on liability insurance - it covers the board members as this is a Colorado requirement for HOAs.
- Due for 2021 year do not include Colony Ridge Estates (24 homes)
- No late fees on the 2022 fees
- Question on the utilities - Why 2 amounts from 2019 to 2020? The time span for the year will sometimes extend out an extra month. We used to get a retirement credit now they just reduce or enlarge one of our monthly payments.
- Brian Woods made a motion to accept the treasurer's report as given with Brett Fleegal seconding. This motion passed 18-0.

#### Election

- 2019 last election, do we want to vote for all board members or just 2 of them?
- Proposed position & nominees: President - Randy Andersen; Vice President - Bill Walters; Secretary - Tonia Webb & Treasurer - Tonia Webb; the new at large members: Shelly Winges & Theresa Woods
- Joan Legerski made a motion to accept the board as presented. Bill Walters seconded this motion. It passed 18-0.

#### Community Services

- Garage Sale - Nina Sherrer - ~ 10 participated - rather disappointed about the low numbers. She has done an awesome job each year. Thank you!
- Snow plowing of Rolling View - Jay Klugman Thank you! A lot of discussion on plowing of our subdivision. Bill Walters will look into getting a proposal for cost to plow the whole subdivision. We get minimal plowing due to the bus routes.
- Front ditch with all of its cattails - some discussion on this topic again. Will need to get a survey from an engineer to determine if there is a drainage problem. An earlier engineer stated there was no drainage problem. There is always water standing in this area. Is there still a water line leak? Or is all of this water coming from the retention pond? (Ditch - Berthoud; Easement - Fisher)
- An app is available to help monitor water consumption - call "eye on water"
- FYI: If your water line from your house to the street has not been replaced, keep in mind that it could go bad. Check your homeowners insurance for coverage

#### New Business

- Banner on light pole for our name-need to talk to REA to see if possible
- Short Term Rental - We have nothing in our covenants to deal with this issue. To update we will need to go around to all homeowners to get approval to change/add this item to covenants.  $\leq 31$  day = short term rental while  $>31$  = long term rental. A discussion followed this topic: business now operating within a residential area = decrease home values.
- Changing our covenants requires us to look at 2 sets of covenants-how do we go about condense 2 sets into one? Tried 20+ years ago but never completed, why?
- Discussion of Colony Ridge Estate: Lucille & Maggie CT roads are designated county. They are county maintained. These homeowners will not receive their invoice for the 2022 year.
- Questions about RV, etc. parking as well as those trailers parked in street

- We need to get a list of county rules & regulations.

Duration of meeting 1 hour 20 minutes.