



Board of Directors

Minutes

October 7, 2023 at 4:00 pm

[Virtually on ZOOM](#)

AGENDA

1. Call to Order at 4:01
2. Attendance and Confirm Quorum ... Wendy Jonon and Donna Grauer in attendance
Amanda excused. Also in attendance were owners Sandy and Dennis Klausman
3. Approval of Agenda - Wendy Made a motion to approve the agenda. It was adopted unanimously.
4. Approval of [Minutes from July 12, 2023 Board Meeting](#) Wendy Made a motion to approve the minutes It was adopted unanimously.
5. [Treasurer's Report](#) & Approve Annual Budget 2024 Donna presented the 2023 projection and the 2024 budget.
Discussion ensued on the increased costs for common area maintenance in particular the additional expenses we had for irrigation. The 2024 budget is based on using the landscape contractor for irrigation and anticipates reduced costs. Wendy Made a motion to approve the budget . It was adopted unanimously.
6. Approve [Good Governance Policies](#)
Donna discussed the statutory requirements for the HOA to adopt good governance policies. The Board reviewed drafts and agreed to have an attorney do a final draft. What is presented is based on a review of our draft and modified by Tim Whitsitt to conform to Colorado statutory requirements. Wendy Made a motion to approve the Good Governance Policies. It was adopted unanimously.
7. Common Area Maintenance
 - a. Trees update – original 4 homeowner, 2 dropped out. Going down wait list for one additional.
 - b. Backflow test was performed per town code and all 6 Zones were certified in August. Backflow was also winterized by Hanging Valley
 - c. Irrigation UPDATE
 1. Irrigation has been blown out for the season
 2. this year were higher than budgeted due to aging infrastructure and old technology.

3. 2024 is consider plans to bundle lawn maintenance with irrigation to determine if this would not result in savings as well as better management. Hanging Valley has not provided an estimate for budget but anticipates increasing labor rates.
 4. Should the board consider improving system and get quotes
8. New Business - there was no new business
9. Homeowner comments.... Donna provided time for homeowners to make comments. Dennis Klausman wanted to understand how the tree mitigation was handled. The town of Basalt required the HOA to mitigate for 4 trees of a specific size. The town allowed us to have the trees planted in owner lots as well as the common area. The Board sent an email to all homeowners to see if they were interested in a \$300 credit to plant a tree (of the required size) More than 4 owners responded and so we created a "wait list" just in case one of the 4 would not be able to plant. Dennis requested that we put him on the wait list just in case the 2 who have not yet planted don't plant.

Dennis wanted to know if we had any rules/regs about roots that encroached and tree branches that overhang neighbor lots. We said we did not have any rules at this time on this.
10. Adjournment at 4:35.