

MEETING MINUTES

**WEDNESDAY, JULY 18, 2018 AT 9:00 AM
CORDILLERA ADMINISTRATIVE BUILDING
EDWARDS, CO 81632**

MEETING OF THE MEMBERS OF ALQUEZAR HOMEOWNERS ASSOCIATION, INC.

A meeting of the members of the Alquezar Homeowners Association, Inc. (the "Association") of Eagle County, Colorado was called and held on July 18, 2018 with the following persons present and acting:

ATTENDANCE:

DiTorro, John - President
Maddox, Joy - Secretary
Kuich Nannette – Treasurer
Johnson, Beth – Vice President
Uremovich, Milan – Vice-President

Bertsch, Carry
DiToro, Donna
Kuich, Nick
Murphy, Melissa
Watkins, Brian

Proxy: McBride, Judy / Baumgartner, Bruce
Buck, Neil & Robin
Elloit, Robert & Elizabeth
Kreider, Jack & Diane
Nathan, Robert & Leslie

Guests: Kim Clinco, Association Accountant
Rachael Oys, General Manager of the Cordillera Metropolitan District

CALL TO ORDER

The meeting was called to order at 9:37 am, Colorado time. There was a quorum present of members to conduct business of the Alquezar Homeowners Association, Inc. Introductions were made of those present.

PRESENTATION

Rachael Oys of the Cordillera Metropolitan District provided a community update to the homeowners. Her report included a review of vehicles violating the posted speed limit signs within the roads of Cordillera, include the Alquezar subdivision. Ms. Oys noted the Metro District is working with the Sherriff's Depart to review vehicles and individuals reported as speeding. They are developing policies and procedures to regulate and control speeding within Cordillera. A survey will be provided to owners to help determine the issues and develop resolutions. Suggestions and input were provided by the homeowners present.

The membership asked to if an updated Alquezar directory could be compiled. Kim Clinco will send an email to the owners asking for authorization to include contact information in the HOA directory for distribution.

APPROVAL OF MINUTES

The minutes from the prior annual meeting held on July 28, 2017 were reviewed. Milan Uremovich moved to approve the minutes as presented, Beth Johnson seconded the motion. All members present approved the minutes as presented.

BUSINESS

Nick Kuich reported the Cordillera Metro District is going to work on the fire mitigation near Alquezar; and will be paying for any expenses incurred with the mitigation work.

Mr. Uremovich asked for an update on the maintenance of the rock wall and turn around area, including weeding. Nanette reported the landscaping company did clean up the area early in the spring. They will continue to maintain the area during the summer. Nanette will contact them and review the service. She noted some of the area is a responsibility of the owners of the shared driveways. Mr. Uremovich also asked if the stairs and walkway could be repaired and updated. Ms. Bertsch expressed concern regarding all homeowners maintaining the exterior of their individual homes and landscaping. Discussion was held and the membership agreed to send notices to Lot 14-Doida and Lot 16-Kreider to remind them of their responsibility of maintaining their individual landscaping.

Ms. Bertsch asked for discussion regarding short-term rental of homes. Lease or rental of a home is addressed in the Covenants; Article 4 Restrictions, Section 4.01 Use of the Parcels. Sited below.

a) No Owner may lease or rent such Owner's Parcel for occupancy by more than two persons who are unrelated by blood or marriage or for a period of less than 30 days. (As used in this Section 4.01(b), the words "lease or rent" mean allowing the occupancy of a Parcel by someone other than an Owner in exchange for any consideration whether in money, in kind or in any other form.) An Owner shall have the right to lease or rent such Owner's Parcel for occupancy by one person, by two persons who are unrelated by blood or marriage or by any number of persons who are related by blood or marriage for a period of 30 days or more upon such terms and conditions as such Owner may deem advisable; provided, however, that: (i) any such lease shall be in writing and shall provide that the lease is subject to the terms of the Declaration; (ii) such Owner shall provide a copy of such lease to the Association before the lessee takes occupancy of such Parcel; (iii) such Parcel may be leased only in its entirety and only for the uses described in this Section 4.01(b) hereof; (iv) any failure of a lessee to comply with the terms of the Declaration, the Articles, the Bylaws, or the Rules shall constitute a default by such Owner under the applicable document (v) the lease must be with natural persons and no person may reside at the residence who is not a party to the lease unless a minor child of a lessee; (vi) Owners are liable for any and all action and/or omissions of their tenants that violate Colorado law, local rules or ordinance, and Association documents including any Rule and Regulations. If the Association is required to institute any legal action as a result of any action or omission by a tenant the Owner shall be liable for all costs and damages related thereto, including attorney fees and costs, incurred by the Association; (viii) the Association has the right to enforce any lease agreement on behalf of an Owner and is granted power of attorney hereby to do so. Further the Association may seek eviction of any tenant who does not comply with a lease, refuses to execute or provide a written lease as required herein or who violates any Colorado law, local rules or ordinance, or Association documents including any Rule and Regulations.

Discussion was held regarding how to manage or regulate the rentals. Nanette Kuich will work with Ms. Clinco to send an email the owners addressing home rentals and will include a copy of the section of the Covenants.

Mr. Uremovich suggested hosting another block party for the HOA. After a brief discussion, Mr. Uremovich moved to utilize funds from the budget for the block party and Ms. Murphy seconded the motion. The motion unanimously passed. The block party will be held on Saturday August 18, 2018. Discussion was held to have the event catered and owners will supply the desserts.

Mr. DiToro asked if a reminder could also be sent to the owners regarding trash and use of bear proof containers. He also noted to include a reminder to pick up after your dog, but did note it is much better in the community. Reminders will be sent to the owners.

Ms. Murphy asked if holiday lights could be installed at the entrance of Alquezar for the month of December. Nanette noted they would have to be set on a timer to be shut off at 10:00 pm to adhere to the Cordillera guidelines, and the lights would need to be removed from the trees at the end of December. Ms. Murphy will research a company to install for the holiday season. Beth Murphy moved to utilize HOA funds to purchase holiday lights and have a company install the lights for the month of December. Nick Kuich seconded the motion and was unanimously passed.

FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as of May 31, 2018. She reported the Association to be in good financial condition. Ms. Clinco briefly reviewed the line items shown, and reported the Association is projected to stay within the operating budget for 2018.

Ms. Clinco noted at the beginning of 2018, the Association had \$30,771 allocated to the capital reserve fund. The reserve fund is not fully funded at this time due to the outstanding accounts receivable balance of \$8,184 incurred by Mr. Weisser. The current cash balance in the reserve fund account is \$27,240. The current balance for 2018 reflects \$4,650 allocated to the reserve fund for the year.

A review of Weisser's past due account was discussed.

The 2019 proposed budget was reviewed by the members present. The proposed budget reflects the annual per owner assessment of \$500 to remain the same. \$4,765 is budgeted for allocation to the capital reserve fund. Mr. Kuich moved to approve the budget as presented and Ms. Murphy seconded the motion. All members present unanimously approved the 2019 budget. The 2019 annual assessment amount for each owner is \$500.00.

BOARD MEMBER ELECTION

The terms for Beth Johnson and Mr. Uremovich expired at this annual meeting. The membership unanimously approved the election of Beth Johnson and Melissa Murphy to the Board of Directors for a 3-year term. The following list are the current member of the Board of Directors of the Alquezar Association.

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|------------------|---------------|--------|----------------|
| • Nanette Kuich | Term Expires: | 7/2019 | Secretary |
| • Joy Maddox | Term Expires: | 7/2019 | Treasurer |
| • John DiToro | Term Expires: | 7/2020 | President |
| • Beth Johnson | Term Expires: | 7/2021 | Vice-President |
| • Melissa Murphy | Term Expires: | 7/2021 | Vice-President |

ADJOURNMENT

There being no further business to come before the membership, Beth Johnson moved to adjourn the meeting, seconded by John DiToro. The meeting was adjourned at 10:20 am, Colorado time.

Respectfully submitted,

Kim Clinco
Rocky Mountain Accounting Services, Inc.

Alquezar Homeowners Association, Inc.