

MEETING MINUTES

**TUESDAY, JUNE 24, 2025 AT 10:00 AM
CORDILLERA ADMINISTRATION BUILDING**

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 June 24, 2025 with the following persons present and acting:

ATTENDANCE:

Board Members:

Dennis, Barb
DiToro, John
Johnson, Bob
Murphy, Greg
Uremovich, Milan

Owners:

DiToro, Donna
McBride, Judy
Meza, Paco & Laura
Murphy, Melissa
Uremovich, Carol

Zoom:

Cautilli, Donna
Dennis, Matt

Proxy:

Downey, Jim & Heather
Pachi, Scott

Guests: Kim Clinco, Association Accountant

CALL TO ORDER

The meeting was called to order at 10:06 am, Colorado time by John DiToro. There was a quorum present of members to conduct business of the Alquezar Homeowners Association, Inc.

APPROVAL OF MINUTES

The minutes from the prior annual meeting held on July 5, 2024 were reviewed. Melissa asked for a correction to the minutes; the discussion on the Divide Amenity. After the corrections were noted, Greg moved to approve the minutes and was seconded by Milan. The corrected minutes were unanimously approved.

NEW BUSINESS

- **President's Report** – John thanked everyone for attending. He noted it was a relatively quiet year for the Association. There were a few DRB requests that were made. John also noted, unlike previous years, there was no fire mitigation work completed last year.
- **Water Meter** – Barb reported she has talked with Eagle River Water & Sanitation regarding the installation of a separate water meter to monitor usage for the common area. ERWS will not install a separate meter because the device will not be attached with an address. A plumber would be able to install the meter for a cost of \$2,500-\$3,000. After further discussion, Milan moved to approve the installation of the water meter and seconded by Melissa. The motion was unanimously approved. The Dennis's will submit a reimbursement invoice to the Association once a year for the cost of the monitored water usage.

- **Website** – Melissa reported she has been working with the website vendor, Bishop Webworks, to re-establish the work on the HOA website. The cost for the design of the website will be \$1,500-\$1,600, plus an annual fee to maintain the domain site. It will be a simple website to include the pictures of the neighborhood, governing documents, meeting minutes, budgets and financial information. In order to maintain privacy, the site will not include an owner directory and will not include private phone numbers or email addresses. After further discussion, the membership agreed to maintain the services of Bishop Webworks to make any changes or updates after the website is established. Barb moved to approve the development of the website at the cost discussed. The motion was seconded by Milan and unanimously approved by the membership.
- **Neighborhood party**- Discussion was held regarding the annual neighborhood party for this summer. Normally the event is held around the 4th of July at the end of the cul-de-sac. Due to the typical afternoon rain showers, a brunch gathering has worked the best in the past. Dates were discussed and July 27th was selected. Melissa will organize a committee to assist and will email the invitations. Matt suggested inviting the fireman to show appreciation for their hard work and dedication.
- **Wildfire Mitigation** – It was suggested everyone should take advantage of the expertise of the fire crew; by having them inspect your home to determine if it is protected against potential wildfires. All homes within the neighborhood should strive to be in compliance with wildfire safety standards. The fire mitigation work continues throughout the Cordillera community, as well as the Valley. CPOA has provided funds for the work; as well as funds provided by federal grants. As a homeowner, please make sure to review and understand the designated escape route in case of a wildfire evacuation.
- **Lawn Maintenance** – Milan noted there is a homeowner that has reduced their irrigation water schedule and the grass is starting to turn brown. He asked if the Board is able to notify the homeowner. Melissa suggested an informal discussion with the owner before the Board takes official action. Judy offered to talk with the homeowner.
- **Speeding** – Speeding was addressed. The Board encouraged everyone to slow down to make the neighborhood safe. It was noted, CMD has no authority to ticket or fine speeders. Only the Eagle County Sheriff's department can ticket and fine speeders in the Cordillera community. Donna suggested that everyone should report any speed violators to CMD; by completing a form, taking pictures of the vehicle or recording the license plate number. CMD will collect the data, issue a letter and contact the homeowner.
- **Homeowner Directory** – Melissa noted there is an internal homeowner directory that was developed several years ago and has been maintained every year. The directory is not made public and is only shared with the homeowners in the neighborhood. If anyone has any new information to update, please provide to Melissa. If anyone does not want their information included in the list, please inform Melissa and she will remove.

FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as May 31, 2025. She reported the Association to be in good financial condition. It was noted a \$20,000 certificate of deposit was established at Alpine Bank last year. The current cash balance to include the CD is \$38,875.

The annual assessment amount was suspended in 2025, so no dues were collected from the homeowners this year. In reviewing the year end projection for the current year; the total expenses are estimated to total \$8,479. The reserve fund balance at the start of the year was \$40,638, and a year-end balance is projected at \$32,259.

Discussion was held regarding the 2026 budget. Three separate proposals were presented to the membership to include a \$500 annual assessment per homeowner; \$300 and \$200 options. The owners discussed the balance to maintain for the capital reserve fund. It was noted if the membership wanted to maintain a reserve fund balance of approximately \$30,000; the \$500 annual assessment budget option should be considered. The \$300 and \$200 annual assessment budget options do not generate enough operating funds to maintain the budgeted expenses. Capital reserve funds would be needed to assist in paying the operating expenses; and would reduce the capital reserve fund balance below \$30,000.

After further discussion, Judy moved to reinstate the per owner annual assessment amount of \$500. The motion was seconded by Greg and was unanimously approved. The 2026 budget was approved to include a total of \$11,000 in owners' assessments; \$500 per homeowner.

BOARD MEMBER ELECTION

There were two board positions to be filled for 2025. Greg's term has ended and John has provided his resignation. After further discussion, John withdrew his resignation and will stay on the Board to finish his term. Milan moved to approve the election of Melissa Murphy for a 3-year term. The motion was seconded by Barb and unanimously approved. The following list are the current members of the Board of Directors of the Alquezar Association.

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|-------------------|---------------|--------|
| • John DiToro | Term Expires: | 7/2026 |
| • Beth Johson | Term Expires: | 7/2026 |
| • Barb Dennis | Term Expires: | 7/2027 |
| • Milan Uremovich | Term Expires: | 7/2027 |
| • Melissa Murphy | Term Expires: | 7/2028 |

Melissa was selected to serve as Board President.

ADJOURNMENT

There being no further business to come before the membership, Melissa moved to adjourn the meeting, seconded by John. The meeting was adjourned at 11:20 am, Colorado time.

Respectfully submitted,
Kim Clinco
Alquezar Homeowners Association, Inc.