

MEETING MINUTES

**FRIDAY, JULY 5, 2024 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 July 5, 2024 with the following persons present and acting:

ATTENDANCE:

Board Members:

Dennis, Barb
DiToro, John
Murphy, Greg

Owners:

DiToro, Donna
Johnson, Beth
Murphy, Melissa

Zoom: None

Proxy:

Biagioni, Pete & Leslie
Doida, Eileen
Downey, Jim & Heather
Finnin, Mike & Sharon
Kuich, Nick & Nanette
Maddox, Joy
Pachi, Scott
Uremovich, Milan & Carole

Guests: Kim Clinco, Association Accountant
Trevor Broersma, Director of CMD

CALL TO ORDER

The meeting was called to order at 10:11 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 7, 2023 were reviewed. Greg moved to approve the minutes and was seconded by Donna. All members present approved of the minutes.

NEW BUSINESS

- **Speeding** - There was a lengthy discussion regarding the speeding within the Alcazar subdivision; especially due to the fact there are several young children in the neighborhood. There are no posted signs within the HOA, but the speed limit should be considered 10 mph. The Board encouraged everyone to slow down to make the neighborhood safe. Trevor has agreed to install another speed bump towards the center of the street at 190 / 195. The Board will further review with the homeowners.

Trevor reminded the homeowners that CMD has no authority to ticket or fine speeders. They can collect the data and issue letters, but there is not much else they can do.

- **Trash Cans** – Everyone is reminded that trash cans are to be placed outside on trash day no earlier than 7AM and must be brought inside by 7PM. It was noted that some property managers are not adhering to this regulation. The Board stressed the importance of schedule, due to the increased bear activity.
- **Dark Sky** – Discussion was held regarding Cordillera’s Dark Sky policy. Outdoor lights should be turned off by 10PM. Please remind any guests staying at your home.
- **Divide Amenity** – Melissa provided an update regarding the Grouse on the Green building. The building went into disrepair by the previous owners, but it is structurally sound. The CPOA purchased the building with Cordillera owner assessments for \$2.2 million.
- **Repair of Back Stairs** – John reported the cracked concrete was repaired along the back stairs for a cost under \$500.
- **Website** – Last year, Brian Watkins had agreed to assist with the website. Unfortunately, he could not work on the site as his house sold in April. Melissa agreed to take on the task and will work with Kim later this year.
- **Neighborhood party**- Out of respect for the passing of neighbor and dear friend Leslie Nathan, the homeowners agreed to not host a party this summer season. Condolences to the Nathan family.

FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as June 30, 2024. She reported the Association to be in good financial condition. In reviewing the year end projection for the current year; the total expenses are estimated to total \$7,557.. The reserve fund balance at the start of the year was \$32,913, and a year end balance is projected at \$36,406.

Discussion was held regarding the 2025 budget. The membership discussed the potential capital projects that would be funded by the reserve balance. Due to the limited need for reserve projects, the membership discussed the possibility of a zero assessment in 2025. Barb moved to suspense the \$500 annual assessment in 2025 and resume the annual assessment in 2026. John seconded the motion and was unanimously passed.

The membership approved, moving \$20,000 to a CD to be held at Alpine Bank. John will inquire with Alpine about the terms and interest rates; and report back to the Board.

Barb noted she is currently paying for the irrigation water of the wall near the common stairs. There was a broken sprinkler head that cause a major water leak and incurred a \$1,000 water bill. Barb asked if the water can be turned off in that area. The member unanimously agreed. The area will be monitored for any erosion.

BOARD MEMBER ELECTION

There were two board positions to be filled for 2024 and the position for Leslie Nathan that expires in 2026. Melissa moved to approve the election of Barb Dennis and Milan Uremovich for a 3-year term; and Beth Johnson to fulfill the remaining term for Leslie. The motion was seconded by John and unanimously approved. The following list are the current members of the Board of Directors of the Alquezar Association.

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| • Greg Murphy | Term Expires: | 7/2025 |
| • John DiToro | Term Expires: | 7/2026 |
| • Beth Johnson | Term Expires: | 7/2026 |
| • Barb Dennis | Term Expires: | 7/2027 |
| • Milan Uremovich | Term Expires | 7/2027 |

ADJOURNMENT

There being no further business to come before the membership, Greg moved to adjourn the meeting, seconded by Barb. The meeting was adjourned at 11:10 am, Colorado time.

Respectfully submitted,
Kim Clinco
Alquezar Homeowners Association, Inc.

APPROVED