

## **Deerfield Park Homeowners' Association**

The Annual meeting of Ownership for the Deerfield Park Homeowners' Association was held on June 12<sup>th</sup>, 2023 at 6 PM at the Rifle Branch Library.

### **Roll Call**

- Owners present: Mary Awalt, Charles McClees, Ken Headrick, Betty Clifford, Jason Klatte, Jim Smith, Luis/Johana Medina, Teri Chastain, Cherry Downing, Abel Mercado, John Sandquist, Margaret Gerloff, Shannon McKee, Ashley Anderson, Tanner Gianinetti. (15)
- Owner present (by Proxy): Kent and Annie Jolley (by Proxy – Valentin Miramontes), Dustin Held (Laura Brown), Charles Ryden (Laura Brown). (3)

### **Call to Order:**

The meeting was called to order at 6:00 PM by Ashley Anderson.

### **Quorum:**

With 18/95 members present, a quorum was not established. The meeting continued as an informal discussion to address the concerns of owners present.

### **Approval Action Items:**

- Prior Annual Meeting Minutes from 2.5.22 were included in the annual meeting packet, emailed and mailed to owners. Due to the lack of quorum, minutes were not able to be approved.

### **Reports of Officers:**

- There are 3 vacant positions on the Board of Directors. Ken Headrick and Charles McClees (present) expressed their interest in becoming candidates for the Board of Directors. Tanner Gianinetti agreed to fill the third vacancy. With no further candidates to come forward, a motion was made by Jim Smith to elect all three candidates to the Board of Directors. At the next meeting of the Board of Directors, all members will be appointed to their positions.
  - The next Board meeting is scheduled for August 12<sup>th</sup> at 10 AM.

### **Committee Update(s):**

- Association Document Review
  - Current members: Tanner Gianinetti, Lee Emmons, Ashley Anderson, and Angela Roff. No pending applications at this time.

### **Management Report**

- Management presented owners present with a summary of the draft copies of the updated Policies and Procedures, as required by the State of Colorado and new legislation.
- Management presented owners present with a list of capital projects that were completed this year.
  - Replacement of entrance sign.
  - Bulletin Board Repair x 2.
  - Concrete repair by mailbox on Acacia, completed by City of Rifle.
  - Proposal for no parking street signs. This is expected to be finalized by the Board of Directors at the next meeting.

**Financial Report**

- Current bank account balances:
  - Operating (Alpine Bank): \$4,199.06
  - Reserve (Alpine Bank): \$4,073.79
- Current Delinquencies:
  - \$10,046.50

**Old Business:**

- Owners request alleyway maintenance for drainage and vehicle access. Tanner would like it noted that some owners may require a sump pump.
- Tanner would like to see better use of the common area. Possibly a pavilion or shade structure. Owner's present would like to see the removal of the turf and replace with xeriscape to save money on irrigation water and landscape maintenance.
- Owners present discussed the concerns with parking enforcement. Management presented owners with a quick summary of the law change regarding towing restrictions. The possibility of booting vehicles who perpetually violate parking regulations was discussed.

**New Business:**

- No new business was presented this time.

**Adjournment**

There being no further business to come before this meeting, it was motioned by Ashley Anderson to adjourn at 6:41 PM. Tanner Gianinetti seconded the motion. Meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager  
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