

Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on March 27, 2023 at 6 PM via ZOOM.

Call to Order:

The meeting was called to order at 6:04 PM by Alicia Gresley.

Roll Call

- President – Ashley Anderson (Present)
- Vice President – Betty Clifford (Present)
- Secretary – Alicia Gresley (Present)
- Treasurer – Tanner Gianinetti (Present)
- Board Member – Jim Smith (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

Quorum:

With 5/5 board members present, a quorum was established.

Approval Action Items:

- A motion was made by Ashley Anderson to approve the meeting minutes from the January 23rd, 2023 Board of Directors meeting and seconded by Tanner Gianinetti; passed unanimously.

Management Update:

- Management presented the Board of Directors and owners present with 2022 End-of-Year financials.
 - Delinquencies (as of 12/31/2022) \$10,413.00
 - Balance Sheet (as of 12/31/2022)
 - Operating: \$4,199.06
 - Reserve: \$4,073.79
 - Balance Sheet (as of 2/28/2023)
 - Operating: \$19,108.37
 - Reserve: \$4,075.43
- With the increase in collections and delinquencies, any owners still owing for 2022, should begin the collection process and offered payment plans in accordance with CCIOA. Management noted the recent changes in the law requiring HOAs in Colorado to update their collection policy to reflect a maximum interest rate and payment plan extension of 18-months.
 - Ashley Anderson notes that part of the fiduciary duty as Board members is to move forward with any unpaid collections by written letters and offering payment plans to those owners who are behind in 2022+.
 - Tanner Gianinetti would like to see a review of the Association documents and move forward with interest and/or late fees as permitted.
- Management presented the Board with a proposed 2023 Budget reflecting a \$0 increase in annual Association dues for 2023.
 - Discussion regarding an additional budget item for liability in anticipation of “bad debt” at 10% of the annual dues’ income for the Association.
 - Tanner would like fertilization and weed control reduced to \$1600, start-up costs to \$600, and increase snow removal to \$2200, which adds up to the \$14,600 already allocated to general landscape maintenance.

- A motion was made by Tanner Gianinetti to approve the proposed budget with the above-mentioned amendments. Seconded by Ashley; passed unanimously.
- Maintenance Items
 - Street parking signs
 - The Board would like management to move forward with an estimate for NO STREET PARKING signs that are to be installed along the right side of the street to limit street parking.
 - Ashley and Alicia informed the Board and Owners present that the City of Rifle was made aware of some concrete repairs/ handicap access to the mailboxes on both Columbine and Acacia Court. Alicia will speak with the City and request their assistance and/or additional direction on this project.
- Management Agreement
 - Management presented the Board with a management agreement for 2023-2024. Alicia Gresley made a motion to approve the management agreement with Property Professionals through 3/31/2024. Seconded by Ashley Anderson; passed unanimously.
- Required Policy Update
 - Management presented the Board of Directors with educational material related to the recent change in Colorado law requiring HOAs to update their governance policies.
 - Western Law Group reviewed the Governing Documents for Deerfield Park HOA and provided draft copies of the 10 required policies.
 - A motion was made by Ashley Anderson to approve the policies as presented. Seconded by Alicia; passed unanimously.

Committee Update(s):

- Design Review – No applications presented at this time.

Old Business:

- None presented.

New Business:

- Alicia would like management to send out a community notice regarding responsible pet ownership and expectations.
- Ashley would like management to remind the owners of 403 Columbine to maintain their work zone in a clean and attractive way.
- The Board would like to remind local real estate agents to pass along HOA information and documentation to prospective homeowners.

Owner Open Forum:

- No items were presented to the Board at this time.

Adjournment

There being no further business to come before this meeting, it was motioned by Ashley Anderson to adjourn at 7:47 PM. Alicia Gresley seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals