

Deerfield Park Homeowners' Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on January 23rd, 2023, in the Rifle Branch Library.

Call to Order:

The meeting was called to order at 5:59 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)

Statement of Compliance

A notice of the meeting of the Board of Directors was emailed to all owners on 12/13/2022.

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 September 3rd, 2022, Board of Directors meeting and seconded by Betty Clifford; passed unanimously.

Management Update:

- Management provided Board members and owners present a copy of a power point presentation from DORA, HOA Resource Center. The packet included Board member roles, responsibilities and a synopsis of the new legislature affecting all HOAs in Colorado. Owners that were present were offered a copy of a separate presentation titled HOA 101 for education and informational purposes.
- Management presented the Board of Directors and owners present with 2022 End-of-Year financials.
 - Delinquencies (as of 12/31/2022) \$10,413.00 (\$6,037.50 for 2021, \$4,375.50 for 2022)
 - Balance Sheet (as of 12/31/2022)
 - Operating: \$4,199.06
 - Reserve: \$4,073.79
- With the increase in collections and delinquencies, any owners still owing for 2021, should begin the collection process and offered payment plans in accordance with CCIOA.
 - 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.
- Maintenance Items
 - Sign – Repair and/or Replacement in progress. Management presented 3 estimates for replacement. Ashley Anderson would prefer to use a local company to complete the replacement with the current rock pillars and use natural, earth tones.

- A motion was made by Jim to approve the estimate from Microplastics for sign replacement for \$6110. Seconded by Alicia. Passed unanimously.

Committee Update(s):

- Design Review – No applications presented at this time.

Old Business:

New Business:

- Alicia reports a recent fire within the community.
 - With an increase in traffic, Residents are reminded to keep all valuables safe and always locked up.
- Management will email reminders out to all owners regarding the City of Rifle ordinance requiring owners to shovel sidewalks within 24 hours of snowfall.
- A community, quarterly newsletter to ownership was discussed.
- The next meeting date for the Board of Directors is 3/27/23.

Owner Open Forum:

- Margaret Gerloff reported a flatbed trailer repeatedly parking on Evergreen Drive. For the safety and appearance of the community, residents should be mindful of the current parking rules and report any violations.
- Owners present reported soggy conditions in the common areas and water should be drastically reduced to conserve money and water.

Adjournment

There being no further business to come before this meeting, it was motioned by Alicia Gresley to adjourn at 7:11 PM. Jim Smith seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals