

## **Mesa Ridge Townhome Association**

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held **April 22<sup>nd</sup>, 2024**, at 6 PM at the Parachute Library.

1. Roll Call
  - a. Dani Wesolowski (Present)
  - b. Joan Hollerbach (Present)
  - c. Andrea Dazzi (Present)
  - d. John Brogan (Absent)
  - e. Cyndi Powers (Present)
  - f. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 5/5 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 6:02 PM by Dani Wesolowski.
4. Approval Action Items:
  - a. A motion was made by Dani Wesolowski to approve the meeting minutes from 1.18.24. Seconded by Cyndi Powers. No discussion. Passed unanimously.
  - b. Management provided the Board via email, with a proposed management agreement for the following term: April 2024 - March 2025, reflecting the current monthly price point. Joan stated that she would like to see management on-site for regular inspections and to streamline and dial in the accounting. The Board would like additional time to perform their due diligence. Dani would like to table this discussion until 4/30.
5. Board of Directors Update
  - a. Management provided the Board members and Owners present with Q2 education, to include a Code of Conduct/Description of Officers and a slideshow from DORA related to Assessments and Budgeting.
  - b. Board Member positions and responsibilities were reviewed and discussed.
    - i. A motion was made by Dani to appoint Joan as Treasurer. Seconded by Andrea. No discussion. Passed unanimously.
    - ii. A motion was made by Andrea to appoint Dani to the position of President. Seconded by Joan. No discussion. Passed unanimously.
    - iii. A motion was made by Dani to appoint Andrea to the position of Vice President. Seconded by Joan. No discussion. Passed unanimously.
    - iv. A motion was made by Dani to appoint John to the position of Board Member. Seconded by Joan. No discussion. Passed unanimously.
    - v. A motion was made by Dani to appoint Cyndi to the position of Secretary. Seconded by Andrea. Passed unanimously.
6. Committee Updates
  - a. The position of Battlement Mesa Service Association Representative was discussed and the importance of an active representative from Mesa Ridge

Townhome Association playing a vital role in the community. Meetings are open to the public on the 3<sup>rd</sup> Tuesday of the month at 9 AM.

- i. A motion was made by Dani to elect Cyndi Powers to be the BMSA Representative. Seconded by Andrea. No discussion. Passed unanimously.
- b. Kevin Long, the former architectural improvement committee chair is no longer a resident within Mesa Ridge. The committee is currently seeking candidates to review and approve applications. John Brogan volunteered to serve as committee chair.
  - i. A motion was made by Dani to elect John Brogan as chair of the Architectural Control Committee. Seconded by Cyndi. No discussion. Passed unanimously. John would prefer paper copies of applications for review.

## 7. Financial Report

- a. Joan presented board members and owners present with the 2023/2024 Year-End Financials. The Board members' prior approved budget included an increase of more than 10% and required 51% of owners to approve. The budget was not approved by the owners on the 1/18/2024 Special Ownership meeting, so Joan presented the Board members with a new budget reflecting a less than 10% increase in quarterly assessments, along with a special assessment to cover necessary roof replacement of several units that are currently experiencing active leaks and/or structural damage. Management explained that Board members can approve a budget of less than 10% increase with an opportunity for owners to ratify, however a special assessment will require a majority of voting members to approve per the CCRs.
  - i. Joan presented the Board members with 2 budget proposals for review. Joan reviewed each line item in the budget for Board members and owners present. Both budget proposals allow for roof repairs in the amount of \$20k, painting, siding/exterior repairs, and reserve funding of \$20k.
    1. #1 – Included all operating and capital maintenance items that need addressed + special assessment of \$70k.
    2. #2 – Included all operating and capital maintenance items that need addressed + special assessment of \$80k.
      - a. A motion was made by Joan to approve option #2 to ensure that any increase in current estimates for roof replacement will be satisfied. Seconded by Andrea. No further discussion. Passed unanimously.
      - b. Management requested a proposed deadline for the receipt of the special assessment. Dani stated that 7/1 (Q2) would be a reasonable timeframe for owners to include the special assessment in their Q2 dues payment.

## 8. Maintenance Action Items

- a. Management provided Board members with 3 landscape and irrigation proposals for the upcoming season from Daly Property Services, Lonestar Mowing, and Liqui-Green via email for discussion prior to the Board meeting due to time constraints with the season beginning on 4/1. Discussion as follows:
    - i. Liqui-Green has been performing landscape services for 5+ years at Mesa Ridge and their quality has met the standard, however their irrigation service in prior years has been sub-par. Kevin Long took care of the system last year and made extensive repairs throughout the season. They travel from Grand Junction, so their response time is delayed for irrigation services.
    - ii. Lonestar Mowing is a brand-new company. Their proposal does not include maintenance of the irrigation system, only mowing.
    - iii. Daly Property Services (formerly Sanctuary Landscaping) performed the snow removal over the last couple of years and has performed bush trimming and major capital landscape projects around the community.
    - iv. Joan provided the Board with the following via email - Daly's weekly rate is less than Liqui-Green's at \$1117.72/week vs. \$1248.33/week.
      1. A motion was made by Cyndi Powers via email on 4/3 to approve Daly's landscape contract for the upcoming season. Seconded by Joan on 4/3. No further discussion. Passed unanimously. Joan will sign a contract electronically.
      2. A motion was made at this meeting by Dani to ratify the above motion to approve the landscape contract with Daly. Seconded by Andrea. No discussion. Passed unanimously.
  - b. Management provided the Board with 4 roof replacement/repair estimates from Western Slope Roofing for the following addresses: 8/9/10/11 West Ridge, 35/41 East Ridge, 211/217 South Ridge, and 225/229 South Ridge which were determined to be the top priority by Western Slope Roofing for structural concerns and/or active leaks. Management has reached out to 5 other roofing companies and the only company that provided any additional estimates or feedback was Mr. Seamless Gutters and Roofing out of Grand Junction. Without an owner-ratified budget and/or approved special assessment, the Board is not able to enter into any contracts and this discussion will be tabled until the following meeting.
9. Old Business
- a. None presented.
10. Community Comment
- a. Lana Horstmann (210 South Ridge) would like to see additional weed control around her unit and that mowing of the berm behind her home is done in a timely manner.

- b. Lisa Mancuso (18 West Ridge) stated that she has wasps on the eve of her unit.
- c. Karen Dornan (29 West Ridge) would like to be on the list for shingle repairs.
- d. Rex Zerr (229 South Ridge) would like a review of the current Bylaws because they are antiquated.

11. New Business

- a. Lynn Shore (35 East Ridge) was not present, but provided management with a letter to forward on to the Board for review regarding necessary roof repairs to his unit that is currently for sale and has not been able to close successfully due to the structural integrity of the roof. (Letter attached for record).
- b. The Budget meeting is scheduled for 5/16 at 6 PM.
- c. 2024/2025 Board Meetings: 7/18/24, 10/17/24, and 1/16/2025

12. Motion to Adjourn - There being no further business to come before the Board, Dani Wesolowski made a motion to adjourn the meeting at 7:36 PM. Seconded by Andrea Dazzi. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals