

# Shadow Mesa HOA Meeting Minutes

**Date:** Monday, Dec. 30<sup>th</sup>, 530pm

**Attendees:** Wendi and Charlie Gechter, Jim and Holly Barringham, Shirley Skidmore, Sean and Traci Householder, Bryce and Brittany Skeen, Bill James, Milt Matthews, Linda Dougan, Sherry Tidwell, Jane Nakkache, Eileen Rowland, Roger and Ruth Koch, Jeanine Harris, Marjorie and Ken McCormack, Scott and Ann Condon, Jordan Kluver, Kim Panks, Carol Howells, Liz Johnson, Jane Westbrook, Joann Adamson, Alice Christensen

**Commence:** 5:32pm

## HOA Education and Review

- Introduced current board
- Governance
  - The HOA is governed by their CCR's. The CCR's are governed by CCIOA (Colorado Common Interest Ownership Act) These are a set of state laws that must be followed by all HOA's in CO.
  - [State Statute 38 Section 33.3 CCIOA](#)
  - Every year there are new updates to these statutes which each HOA must adhere to.
  - When there are complaints, the Board will always refer to the CCR's but sometimes our CCR's may not apply any longer if a CCIOA regulation has changed.
  - HOA's are not required to change their CCR's to match but they are no longer valid if the CCIOA regulation counteracts what the CCR's state. We were advised by our attorney to update the CCR's with regards to signage and parking and that is what the 3<sup>rd</sup> supplemental to the CCR's references.  
Summary:
    - Parking – is more detailed at regulating what, when and how long things can be parked on your Property.
    - Signage – clarification of signs in accordance to CCIOA
  - Discussion about parking on your driveway if you have friends. The CCR's talk about abandoned vehicles which refers to those that are not licensed, insured or are broke down. A friend staying the week is allowed to park in the driveway.
- Bylaws
  - Bylaws govern how the Board of Directors is created and run. This year we will need to have at least 1/3 of our board members created from homeowners.
  - By the end of the year, we will need to turn over the HOA 100% to the homeowners.
- Irrigation Water
  - Everyone owns irrigation water which is paid for on your Property taxes.
  - There are main irrigation lines throughout the subdivision that carry water to each house and because our lots are small we have to be very careful we don't hit a main line.
  - Unfortunately, during construction this has happened a few times last year. When this occurs we have to shut down all water, fix the line and start it up again. This could take 24-48 hrs. Grass will not die, plants will not die in that time.
  - Developer, Builder, Subcontractor or Homeowner, whoever broke the line is who pays for the repairs. HOA does not pay for repairs for a break caused by someone. They could in the future pay for a break if it occurred for no reason that someone could see.
- Landscaping
  - Before changing or adding anything to a front yard it must be approved by the ACC, architectural committee.

- You can do what you like in the back yards as long as it doesn't interfere with your neighbor(grading) or will be some kind of structure, which then has to be approved by the ACC.
- We had to up the budget for replanting plants in the front yards. Plants die, it is the nature of things.
- Please contact the Board if water is off and it has been more than 48 hrs. or there is an excess of weeds/trees growing where they should not or a plant has died.
- NOTE/REMINDER after the meeting:
  - Lots must maintain grading to the appropriate location, back v-pans or front sidewalks. It is not allowed for any water on your property to drain on your neighbors unless in the right areas, v-pans.
  - We have a tree and plant list for the subdivision. If you decide to maintain grass, trees over and above the Landscaper, and something happens, it will be your responsibility.
  - This is meant to be a low maintenance community, please let those that are maintaining it do just that and give yourself time to do other things. If there are any questions about any of this, please send me an email.
  - Swanson Landscaping must put up signs when he sprays and would appreciate if homeowners did not take them down. He is required to keep them up. Private citizens are not required to put up signs but will send out emails in the future.
- Noise and Smell Complaints
  - We are all in very close quarters. Please try to be respectful to your neighbors with regards to pet waste.
  - Enforcement of noise can be done through law enforcement. This can be pets or people
    - [Mesa County – Barking Dog Ordinance](#)
    - [City of GJ Report a Concern](#), - can be used for multiple concerns including noise. Click Code Enforcement.
- Trash Cans
  - Trash cans and recycling containers must be behind fences or in garages except trash days.
  - Trash Day is every Tuesday. Recycling is the 2<sup>nd</sup> Monday of every month.
- Snow Removal
  - Reminder this is anything above 2" and includes the driveways.
  - Didn't use any of the budgeted snow removal last year.
- Architectural Control Committee
  - There is a new submission form to complete if you are doing anything to the exterior of your home.
  - This includes anything that would alter the look of the exterior of the home. Anything that sits above your fence in the backyard. Anything that alters the landscaping in the front yards.
- Construction Activity for 2025
  - Phase 3 house construction will continue. WE have 7 presold homes.
  - Stub streets are required by the city when developing. They currently go nowhere and have no plans but need to be there if the properties to the south ever did develop.
  - We still have a referral program. For anyone that refers a friend, family etc to the neighborhood and buys a lot, you will get 1 years worth of free HOA dues.
  - This includes referring to Chipeta Hollows.
  - Briefly described Chipeta Hollows, 55+ active community.
- HOA Management
  - The board would like to suggest that the HOA Management company, Red Leaf take over the management of the HOA.
  - Knowing the rules and regulations an HOA must follow is time intense and a lot but the mngt company already has this expertise.

- Difference in the Board of Directors and the HOA Management company. They will start managing the day to day services including all the items on the HOA services document. The Board will manage that company and make sure they are accurately managing vendors, bills, collections, complaints, etc. Much less time involved for the Board.
- Currently Tammi has been managing the bills, collections, accounts, vendors. Wendi has been working on approvals, complaints, updates, etc. These type of items will go to the HOA Mngt company.
- They will begin the take over in January and HOA dues will come from them hopefully soon.
- Other
  - Problems with fiber. Call Lumen first, Call 833-926-1289 or e-mail [fibersuccess@lumen.com](mailto:fibersuccess@lumen.com). Then contact the HOA Mngt company or the Board to escalate the situation.
  - Wendi often reports concerns for the potholes on B ¼ Rd. You can do that at the 2 links in this document for GJ report a concern. The more that do it, the more they will get inundated with info that they need to fix B ¼.
  - Reporting that you'd like that road updated would best go to City Council. Added a document for all current elected officials. As developers, we send letters often and we do get responses, so we encourage letters to be sent.

## 2025 Finance Review

- 2024 P&L and Balance Sheet Reviewed
- 2025 Budget Review
  - No budget approval only if 60% object. No objections.
- 2025 Fees and Dues
  - Motioned to keep the \$130/month dues and all agreed. Discussion about the great price for what they get.
  - Always like to keep a 5-10% reserve in the bank.
- Discussion:
  - Capital deposits and HOA fees are never returned. They help the HOA in any case that there is a big issue or something new in the future. Always good to have reserves.
  - Does HOA pay taxes on the hoa common areas? No

## Board Election

- At minimum 3 board members, 1/3 of them must be homeowners in the neighborhood.
- Wendi suggested to go from 4 members with Charlie, Wendi, Tammi and Jim to just 3 members
- Wendi motioned to be come President, there was a 2<sup>nd</sup> all in favored
- Wendi nominated Jim as vice President, there was a 1<sup>st</sup> and 2<sup>nd</sup> motion and all were in favor.
- Wendi also nominated Tammi as Treasurer/Secretary, there was a 1<sup>st</sup> and 2<sup>nd</sup> motion and all were in favor.
- 2025 Board will consist of:
  - Wendi Gechter, President, [wendi@boabuilders.com](mailto:wendi@boabuilders.com), 970.216.5912
  - Tammi Brophy, Treasurer/Secretary, [tammi@boabuilders.com](mailto:tammi@boabuilders.com), 619.807.1003
  - Jim Barringham, Vice President, [jim.barringham@gmail.com](mailto:jim.barringham@gmail.com), 808.649.8599
- Because the Board will turn to the homeowners near the end of the year it was discussed to put a meeting on the calendar now to hold those elections. Due to scheduling, we had to wait to put this on the calendar until the end of January but we will get something on there for July/Aug timeframe.

Adjourn: ~655pm

## Links

- [City of GJ Report a Concern](#), potholes, cleanup debris, dead animals, graffiti, noise complaints

- [Mesa County Animal Control](#), 970.242.4646
- [State Statute 38 Section 33.3 CCIOA](#)
- Non-emergent Dispatch Number - 970-242-6707, traffic violations, noise complaints
- Love your neighborhood? Provide a google review for [Shadow Mesa](#)