

Tierra Vista Village  
Board Meeting Minutes  
August 29, 2022

1. The meeting was called to order at approximately 2:02 p.m.
2. Present were Board Members Marie Cobb, Dave Hupp, Zach Potter and Linda Looman. With all 4 members present, a quorum was established.
3. The Board reviewed the within Agenda and no changes were made.
4. The Board reviewed the August 11, 2022 Board Meeting Minutes. Marie made a motion to approve and adopt the Minutes; however, there was no second since the other Board Members were newly elected and were not present at the August 11, 2022 meeting. The Minutes were accepted as correct.
5. The Board elected the following officers:

Marie Cobb- President

Dave Hupp- Vice President and webmaster

Zach Potter- Treasurer

Linda Looman- Secretary

The Board discussed the best communication practices. All emails shall go to all Board Members and Janet. All replies shall be to all Board Members and Janet. Each email shall contain a single subject which shall be indicated in the subject line. Dave agreed to keep a separate backup file for all of the emails. Dave also volunteered to maintain the website.

6. The Board discussed the following old business:
  - a. Violations:
    - Baker McKonly- The Board walked the property and found that although Baker violated the governing documents in not seeking approval in advance for landscaping changes that he made to the GCE, the changes look pleasing and generally match the other units. The Board noted that Baker, as part of the changes he made, also improved the embankment where it is eroding in the corner of his unit near the fence. The rock had sloughed off and fallen into the ground below. Baker, at his own time/expense, replaced/repaired cobbler rock to resolve the erosion issue. This project saved the HOA the expense of having this issue addressed. Therefore, the Board unanimously agreed that in lieu of a fine for violating the governing documents, they accept the work performed to the eroding embankment as payment.
    - Jim Martensen- The Board walked the property and found that although Jim violated the governing documents in not seeking approval in advance for landscaping changes that he made to the GCE, the changes look pleasing and generally match the other units. The Board's concern is that Jim continued to perform work and complete the project even after the Board's request to not make

any additional alterations until the Board could further review the issue. Given the concern, the Board unanimously agreed that in lieu of a fine for violating the governing documents, Jim is responsible for payment of the changes to the GCE in front of his unit.

- Maureen Clarry- The Board walked the property and found that although Maureen did seek approval in advance for landscaping changes that she made, her project ended up encroaching onto the GCE, which was specifically prohibited. However, the Board found that the changes look pleasing and was done to help reduce the noise from the roadway. The Board noted that, at Maureen's own expense she had to replace/repair an HOA sprinkler line that was on the LCE behind her unit. This repair saved the HOA the expense of having to address this issue. Therefore, the Board unanimously agreed that in lieu of a fine for violating the governing documents, they accept the work performed for the sprinkler line repair as payment. Further, Maureen shall be responsible for any and all drainage issues and/or damaged that may result in the area next to her unit.

b. Other old business:

- Linda Looman recently submitted a request for approval to install windows on the side of her home, and also improvements to the patio behind her home. She wanted to confirm that the Board approved her projects. Janet and Marie confirmed that the prior Board approved the projects.
- Zach Potter recently had some issues with getting power to his house. These issues coincided with the power being lost to the sprinkler box and the streetlights being out in the same area. Philips Electric made repairs to the wiring that solved the issue for Zach's house. It is believed that the invoice will be around \$150.00 and the Board agreed that the HOA will pay for it. This payment is in lieu of Zach paying for water that is on his meter but waters the GCE next to his home. This issue has been ongoing for years and is still unresolved by San Juan Water Works despite continued request to correct it. Janet will contact San Juan Water Works again and ask them to separate the meters.
- The Board requested that the landscapers mow, weed and spray (cleanup) around the emergency entrance/exit. Janet will contact Brett.

7. New Business

Linda pointed out that communication with the members needs to be better.

8. The Board scheduled the next meeting to take place on January 18, 2023 at 2:00 p.m. at 219 Tierra Vista Drive, Durango, CO 81301.
9. Zach made a motion to adjourn the meeting, seconded by Dave. All were in favor and the meeting was adjourned at 4:37 p.m.

