

Tierra Vista Village
Board Meeting Minutes
March 22, 2023

1. The meeting was held at 219 Tierra Vista Drive, Durango, Colorado, and called to order at approximately 1:10 p.m.
2. Present were Board Members Marie Cobb, Dave Hupp, and Linda Looman. With 3 of the 4 board members present, a quorum was established.
3. The Board reviewed the January 18, 2023 Board Meeting Minutes. Linda made a motion to approve and adopt the Minutes, the motion was seconded by David, all were in favor and the motion carried.
4. Review 2022 Year End Financial Statements.
 - a. Decide how much to transfer to the Reserve Account. The Board decided to table this agenda item to review and discuss together with number 6 below.
5. Discussion of Old Business.
 - a. Projects for 2023
 - The Board discussed the status of the landscaping committee. Although there have not been any formal updates from the committee, Janet noted that Beth Berghoff sent an email on February 27, 2023 to those on the landscaping committee inviting them to attend a workshop series presented by Durango Botanic Gardens. Beth is hoping that she and the others will get some good ideas and/or contacts for the planting and xeriscaping projects. Linda confirmed that any projects the committee agrees upon must be approved by the Board prior to beginning any work and expending funds.
 - Review Landscaping Bids. The Board received proposals from three landscaping companies for lawn service. Dave provided a spreadsheet that extrapolated and consolidated the information from the three proposals. The Board discussed and carefully considered all three proposals. The proposals were all very similar regarding the costs; therefore, it mainly came down to which company could provide the best service and improve the landscaping aesthetics in the neighborhood. Marie made a motion to accept the proposal from Three Seasons with San Juan Water Working continuing to turn on and off the sprinkler system, and conduct the backflow preventor test. The motion was seconded by Linda, all were in favor and the motion carried.

Action Item: Janet will contact Three Seasons and let them know they have been awarded the contract and it will be reviewed annually. Janet will also let the other two companies know of the Board's decision.

Action Item: Janet will send an email to the owners letting them know that the Board has approved a new company this year for landscaping. Further, the email will include that given that the company is paid by the hour, the Board request that homeowners contact Janet if they have any questions or concerns regarding the

landscaper's work. The matter will be brought to the attention of the Board and addressed with the company.

- Deed Issue. This matter is still a work in progress and there is no update for the Board.

Action Item: Janet will continue to work to resolve the deed issue with the attorney.

b. Other Old Business. There was no other old business to discuss.

6. Discussion of Old Business:

The Board took up the new business out of order.

- a. Request to Approve solar panels for 32 Tierra Verde. The Board reviewed the request and the plans provided by the homeowner for solar panels. The Board considered their limitations in denying the request due to the federal and state laws. The Board did not find the request unreasonable. Marie made a motion to approve the requested plans for solar panels at 32 Tierra Verde, seconded by Dave, all were in favor and the motion carried. Linda requested that we recommend to the homeowner to contact LPEA to ensure that he will be receiving net zero metering.

Action Item: Janet will let the homeowner know that the plans have been approved and recommend that he contact LPEA.

- b. Review 2023 Budget and discuss possibly amending. The Board reviewed and discussed the 2023 year to date financials, together with the 2023 budget. The Board reviewed each expense and noted that there could be savings in two expense categories, one, capital improvement with a budgeted expense of \$10,000.00 and water with a budgeted expense of \$14,000.00. Linda raised a concern regarding the insurance expense and would like to explore two options, one seeking lower rates from another carrier and, second, amending the CC&Rs so that homeowners are responsible for obtaining their own insurance. If we found a less expensive insurance policy, that could provide a savings; however, that would not affect the budget but would directly benefit the individual owner.

Action Item: Janet will shop insurance rates from other carriers.

Action item: Linda will review the CC&R's and explore the possibility of amending the documents so that insurance is an individual homeowner responsibility.

The Board would very much like to amend the budget and lower the dues for the 4th quarter; however, the Board does not have enough information to make a final determination. Specifically, information is needed from the landscaping committee regarding proposed projects.

The Board also discussed the other 2023 projects in the budget and provided directions for Janet.

Action Item: Janet will contact CM Asphalt to see if crack fill is necessary this year and if so, obtain a bid.

Action Items: Janet will contact Momentum Tree Experts to prune the necessary trees in the fall, within the budgeted amount of \$2,000.00.

Miscellaneous. Dave presented an option for better communication with the homeowners, which is to send them text through email. Dave explained how this works. We would need to send an email to owners, asking them to opt in to such notifications by providing their cell number and cell phone carrier. There is no cost to the HOA for this service since it is through regular email.

Action Item: Janet will start by sending an email to owners asking if they would like to sign up.

7. The Board scheduled the next meeting for May 24, 2023 at 1:00 p.m. Janet is excused from attending per the management contract. Linda will prepare the minutes. The Board's agenda items will be to review and approve a proposal based upon presentations from the landscaping committee and review the year-to-date impact of the expenses to the Budget.

Action Item: Janet will email the landscaping committee inviting them the May 24th meeting and ask them to be prepared to present a proposal for the Board to review and approve.

8. The Board adjourned the meeting at approximately 3:10 p.m.