

Tierra Vista Village
Board Meeting Minutes
January 18, 2023

1. The meeting was called to order at approximately 1:03 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 August 29, 2022 Board Meeting Minutes. Linda made a motion to approve and adopt the Minutes; Marie seconded the motion. All were in favor and the motion carried.
4. Review 2022 Year End Financial Statements.

Janet reviewed the 2022 Year end Profit and Loss Statement and 2022 Year end Balance Sheet. The HOA ended the year with a positive net income of 1,528.89, despite the budget being negative 19,602.81. The difference was mostly made up in the water expense by \$8,506.00, but basically all other categories came in under budget. At the end of 2022, the bank balances were a combined \$57,333.70. The Board decided not to make a year-end transfer to the reserve account. Linda would like to know what the long-term liabilities of \$600.00 represents. Janet will see if she can find the answer without expending money for professional advice. Janet noted that this amount has been on the Balance Sheet since the beginning, in 2010.

5. Discussion of Old Business.

The Board discussed the driveways/sidewalks that have not yet been shoveled. Linda will walk the neighborhood after the meeting and report to Janet the driveway that still need to be shoveled so Janet can contact them again.

The Board discussed the snow plowing services and agreed that all was good. However, Darren is plowing in the fire hydrants. Janet will ask him if he can dig out the fire hydrants.

The Board discussed the water use and water sprinklers. Upon receipt of the spring turn on schedule from San Juan Water Works, Janet will forward same to the Board. Zach will meet San Juan water works when they are out to turn on the sprinkler system. Zach will also reach out to the previous Board Member, Mike, to gain information regarding the system settings.

Linda made a motion for the Board to re-examine the 2023 budget to see if it should be amended, including possibly reducing the quarterly dues. Zach seconded the motion. All were in favor, and none opposed, the motion passed.

6. Discussion of Old Business:

The Board discussed the status of the Landscape Committee. Zach has reached out to the committee but has not received a response. The Board will give the committee a little more time to meet. The Board will revisit this matter at the next Board meeting.

The Board discussed the landscaping. The Board believes that the current company could and should be doing a better job. There have been many complaints over the last several years. The Board will seek bids for the 2023 season. David will draft a scope for the work necessary and circulate it to the other Board members to review and modify. Once the scope of work is approved, Janet will send it out for bids, from Flying J and from Three Seasons. Janet will submit the scope of work to Green Acres and give them an opportunity to respond.

Janet confirmed that the HOA still wants to proceed with rectifying the issue with the Deed. Specifically, there is one common area that has not been conveyed to the HOA as it is still in the developer's name. The Board approved to move forward with contacting an attorney to draft the deed. Zach said that he can obtain the signature from the developer.

7. New Business

Linda asked about the process for shopping for better insurance rates. Janet will work on this and report back to the Board.

Dave discussed the issues with transferring the website from the prior administrator. The prior website company had problems transferring admin responsibilities to Dave. Therefore, Dave proposed that he create a new website and shared an example he started with the Board. The upfront cost is approximately \$215.00 for three years, plus maybe a few other fees. Dave made a motion for the Board to approve the new website and related costs of up to \$300.00. Zach seconded the motion, all were in favor and the motion the carried.

8. The Board discussed the agenda for the next meeting which is to include, a follow up on the status of the landscape committee, the landscaping bids, and reviewing the 2023 budget. The Board scheduled the next meeting to take place on March 22, 2023 at 1:00 p.m. at 219 Tierra Vista Drive, Durango, CO 81301.
9. Dave made a motion to adjourn the meeting, seconded by Marie. All were in favor and the meeting was adjourned at 3:04 p.m.