

Tierra Vista Village HOA  
Annual Meeting Minutes  
August 29, 2023

1. The annual member meeting was held on August 29, 2023 at The Wells Group, 1130 Main Avenue, Durango, Colorado 81301. The meeting was called to order at 6:43 p.m.
2. Roll Call. The following members were present:  
The following members appeared in person, Mike Berghoff, Marie Cobb, David Hupp, Charles Johnson, Bob Ledger, Bruce Liddiard, Linda and Charles Looman, Jim and Lynn, Martinson, Pam and Baker McKonly, Zach Potter and CJ Wise,  
  
The following members appeared by proxy, Maureen Clarry, Melina Adduci, Norm, Goldman, Tim Altendorf, Hugh Brown, and Jessica Rypkema.
3. With 16 out of 32 members present, a quorum was established.
4. Proof of Meeting Notice was confirmed. Janet timely provided the Notice, Agenda and referenced documents by email and US Mail, and posted the Notice and Agenda at the mailboxes.
5. The Members reviewed the August 23, 2022 Annual Meeting Minutes. Dave made a motion to approve the minutes with no changes, seconded by Baker, all were in favor and the motion carried.
6. Review 2022 Financial Reports  
Janet reviewed the year-end 2022 Profit and Loss Budget vs. Actual Statement and Balance Sheet with the members. The P and L shows that all categories were under budget and the net income was \$1,436.13. The Balance Sheet shows a combined bank balance of \$57,240.94 in the bank accounts. Mike B. had some questions and concerns. Janet invited Mike to contact her anytime to schedule a meeting to review any financial information.
7. Review 2023 Financial Reports  
Janet reviewed the year-to-date 2023 Profit and Loss vs. Budget and Balance Sheet with the members. The P and L shows that all categories are under budget except tree trimming, which was over by \$3,825.84. This was due to the strong winter in 2022-2023 that required tree limbs to be removed. The year-to-date net income is \$7,184.09. The Balance Sheet shows a combined bank balance of \$65,832.51.

Several members asked questions. Mike B. had some questions and concerns. Janet invited Mike to contact her anytime to schedule a meeting to review any financial information. Baker noted that \$14,000.00 was budgeted for water. This was because the past water bills had been very high. The Association has saved a significant amount of water in the past couple of years due to the efforts of previous Board Members, Mike B. and Brad D. The budgeted amount for water on the 2024 Budget is now in line with the current expenses.

## 8. Old Business- 2023 Year in Review

Landscaping. Dave informed the members about the status of the efforts of the landscaping committee. Specifically, the Board met with the landscaping committee and asked them to focus on the front yards. However, the landscaping committee proceeded to work with a company who provided a proposal to modify the common elements along Rim Drive. The Board denied the proposal stating that money would be best spent on the front yards, not Rim Drive. Dave conveyed to the members that the Board is very pleased with the new landscaping company. Owners discussed the landscaping and made comments and suggestions. Bruce stated that a cottonwood on Rim Drive needs to be removed. Baker discussed xeriscaping and that he would like to see all of Rim Drive grass pulled up and replaced with xeriscaping to save on mowing and watering. The Board will meet in the fall and put together a detailed plan for landscaping for 2024. The Board will consider surveying the members to identify their top priorities.

Revised and Restated Governing Documents. Dave discussed the revised governing documents and why they need to be updated. Specifically, the CC&R's needed to be revised to change the responsibility of the insurance policy from the Association to the owners and also remove any reference to the developer. The Bylaws were outdated and did not reflect current law. The Governance Policies needed to be updated to reflect the new laws that went into effect in August of 2023.

Reserve Fund. The Board wants to build up the reserve account. The reserve account will be necessary to pay for major maintenance and repair items and hopefully eliminate the need for a special assessment should an emergency arise to the sprinkler system, retaining walls, roads, etc. Zach researched how much should be in a reserve account and found that the reserve account should be equal to the costs of a major repair or replace the annual Budget. Zach spoke with an expert and determined that the estimated costs to replace the roads would be \$70,000.00 today. The 2024 annual budget is \$70,993.99. Therefore, the Board agrees that the reserve account should have at least \$70,000.00.

Open Business. No other old business was raised.

## 9. New Business- Projects for 2024

Amend Rules and Regulations. Dave conveyed that the Board will be working on revising the Rules and Regulations in 2024. Linda asked for input on the revisions and stated that any ideas should be sent to Janet at Durango Property Management.

Open Business.

The following issues were raised:

- The neighboring HOA has been running equipment through the GCE behind the Martensen's/Browns to move items to their HOA property. Janet contacted the HOA several months back and they agreed to restore the area. The contractor did make efforts to repair the area. However, the HOA used the area again to deliver a hot tub. The Martensen's would like to secure the area by blocking access of the common elements to the neighboring HOA.
- The Mortensen's also requested to buy or otherwise be granted the common elements behind their home to expand their backyard.

- The Mortensen's also stated that the footers have not yet been removed from the ground when the pergola was removed.
- Mike B. stated that the Board members are required to provide their contact information. Mike also requested that the Board provide owners contact information.
- Mike B. is concerned about the foreclosure language in the Governance Policies. Janet explained that the language is mandatory per CCIOA but the Board does not have to act on it.

The Board will discuss these issues at the next board meeting.

10. Elections. Elections are held annually, with each member serving a one-year term. The Board asked for nominations. CJ made a motion to nominate and elect the following members for the 2023-2024 Board of Directors, seconded by Pam, all were in favor and the motion carried.

David Hupp  
Linda Looman  
Marie Cobbs  
Zach Potter  
Baker McKonly

11. Dave made a motion to adjourn the meeting, seconded by Linda, all were in favor and the meeting was adjourned at approximately 7:45 p.m.