

Tierra Vista Village  
Board Meeting Minutes  
January 23, 2024

1. The meeting was held at 231 Tierra Vista Drive, Durango, Colorado and called to order at approximately 3:33 p.m.
2. Present were Board Members Dave Hupp, Baker McKonly, and Linda Looman. With 3 of the 5 board members present, a quorum was established. Also present was Janet O'Bannon from Durango Property Management.
3. The Board reviewed the October 12, 2023 Board Meeting Minutes. Baker made a motion to approve and adopt the Minutes. Linda seconded the motion. All were in favor and the motion carried.
4. Discussion of Old Business.
  - a. Discussion of Retaining wall issue/next step.

The issue is related to a retaining wall located between 20 and 24 Tierra Verde Drive. There are two issues that are causing concern. 1. There has been movement/settling and large concrete blocks are tipping away from the retained side of the wall. The Board hired an engineer (report located on the Association's website). The Board received an estimate from an excavator to repair the retaining wall. It is estimated to cost between \$60,000.00 and \$70,000.00. The Board is not making any hasty decisions and will continue to monitor any changes. Specifically, on or about November 8, 2023, Baker took pictures and measurements of the retaining wall. He will take pictures and measurements again in the spring of 2024 and note any movement. 2. The Board noted that 24 Tierra Verde has a downspout attached to the gutter on the corner of the front porch that needs to be redirected away from the house. The water is pooling up at the corner of the porch. The Board will request to meet with the owner regarding these issues.
5. Discussion of New Business
  - a. Janet reviewed the 2023 year-end financial reports with the Board. Baker made a motion to move the net income of \$11,677.65 from the operating to the reserve account. The motion was seconded by Linda, all were in favor and the motion carried.
  - b. Tree Replacement. The Board discussed the accidental removal of a tree located on the GCE at 29 Tierra Vista and the owners request to replace it. The Board will reach out directly to the owner and request a formal estimate of the cost to replace the tree, and a proposal for planting.
  - c. Rules and Regulations- proposed Amendments. The Board tabled this and will address it at the end of new business.
  - d. Fences. The Board discussed that some homes are starting to show ageing and wear and tear. Some homes need to be re-stained and painted. A letter will be sent to all homeowners asking them to look at their home and start planning accordingly.
  - e. The Board approved spending up to \$50.00 for the annual renewal of the website. The website is currently maintained by the Board President, David Hupp.
  - f. Snow Removal. There were some complaints regarding the snow removal services during the January 7, 2023 snow storm. The initial snowfall did not meet the trigger

depth. The plow driver was very sick during the subsequent snowfall and was running slower than usual but all in all did a good job. The Board agreed the contract does not need to be amended.

6. Open Business for Homeowner comments.  
There were no homeowners present at this meeting.  
Other miscellaneous items discussed:  
Phase One of the landscaping was not completed last fall due to the weather change. It will be completed as soon as the weather allows in 2024.  
Baker would like to see a standing order set up for the power to the sprinkler system. This will save some money in the base cost of electricity. The Board had concerns but agreed to give it a try. Baker will send Janet all of the information necessary to set this up with La Plata Electric.  
The Board briefly discussed the amendments to the Rules and Regulations. Dave and Linda will work on changes to send to the other Board members. Once it is approved by the Board it will be emailed to the owners and posted on the website.
7. Schedule Next Meeting. The Board will check their schedules and send their availability to the other Board members for a meeting at the end of March.
8. Baker made a motion to adjourn the meeting, seconded by Linda. All were in favor and the meeting was adjourned at 5:47 p.m.