

White Willows Homeowner's Association
Board of Directors Meeting
382 Sorrel Street, Grand Junction, CO 81501
September 19, 2024

Minutes

- 1) **Call to Order** at 6:02 p.m. with Directors Present: Bill Boineau, Cindi Stringer, Sharon Hall, Brian Vagell, and Kristen Ashbeck. Also, in attendance: Christine Sartoris and Katie Schiele, CIC Management Solutions.
- 2) **Adoption of Minutes.** With a correction noted, the 07.27.2024 minutes were approved.
- 3) **Manager's Report.** Christine reviewed the August financials with the Board. Landscape Contractor is closing its business. New vendors will be vetted for next season. Mike Brown, did some tree trimming and cleanup voluntarily for the community. He's asking if there are funds available to help clean up piles of debris and to haul it away.

A motion was made to designate \$500 for additional cleanup of debris and if more is required, the board will revisit. Motion passed unanimously.
- 4) **A/R report and Collections:** The Board and Management reviewed the delinquent account list. Management will follow up on outstanding accounts. Altitude Law has been contracted to provide legal services for collections. Additional information is needed, as the association is missing nine responsible policies, and the collections policy is outdated. Altitude Law will ensure that the process complies with legal standards. Christine will keep the board informed about collection efforts, including any recoverable fees, and will seek approval for any additional steps beyond the initial letter.

There was a discussion regarding the history of special assessments. Aging irrigation and mature trees with roots causing issues and funds requested for special assessments were spent on those breaks.
- 5) **2025 Budget.** The Board discussed the need to increase assessment rates in order to avoid charging Special Assessments. Historically, the assessment rates have been quite low, with the current rate set at \$175. A 5% allowable increase is not sufficient. Additionally, the Board approved an increase in the management service fee from \$5 per door to \$7 per door per month, noting that this is still below market value. It is also important for both members and Board members to report any covenant violations.

The Board acknowledged expected increases in insurance costs and irrigation supplies and discussed whether the installation of smart meters would impact rates and the budget. A motion was moved to raise the annual assessment rate from \$175 to \$225 to help prevent the need for Special Assessments and build reserves.

Management will provide information for the Board to conduct door-to-door outreach, and Bill will supply a map identifying rental properties. The board is requested to research comparable Homeowners' Associations (HOAs) and their assessment rates if this was doable. A notification regarding the upcoming meeting will be sent out next week.
- 6) **Other.** Kristen will send info for the landscaping contractor for an additional bidder for services.

Discussion regarding the lighting issue of homes and on the topic of weeds: Sharon is to take pictures of the condition and send them to the manager.
- 7) **Annual Meeting.** The Annual membership and 2025 Budget Ratification meeting is scheduled for October 24, 2024, at 6:00 p.m. at 382 Sorrel.
- 8) **Adjournment.** With no further business to discuss, the meeting ended at 7:05 p.m.