

2-22-2010

ANNUAL MEETING MINUTES

Attendance: Todd Abramson, Jeff Crane, and Diane Hackl

Introductions:

REVIEW COMMITTEES:

HOA BOARD:

Current HOA Board: Jeff Crane, Diane Hackl, Carol Lamm

This was a very small meeting. Jeff and Diane will continue to serve on the Board. It was noted that at last year's annual meeting Carol Lamm expressed that if someone became interested in serving on the Board she would be fine with stepping down. There were no new nominations for Board members so Carol continues to serve unless we hear otherwise.

ARCHITECTURAL CONTROL COMMITTEE:

Current Architectural Control Committee: Diane Hackl and Carol Lamm worked last year on drafting some new language to make all Homeowners part of the ACC on a trial basis until a time when it becomes too burdensome and a smaller committee makes sense. The idea is to have all current Homeowners share in the responsibility of ensuring Homeowners are abiding by the covenants. The Homeowners are a relatively small group at this time.

The following is a draft of the new language:

DRAFT OF NEW ACC PROCEDURES:

IV.6 Architectural Control Committee.

- 1. The Architectural Control Committee (ACC) shall consist of all HOA members. HOA members reserve the right to limit the numbers of people on the ACC when the number of people becomes burdensome to the process. The intent of all HOA members participating in the ACC process is to ensure equal responsibility to all HOA members for maintaining the nature and quality of the homes and structures developed in the Roubideau Reserve Subdivision. The method and manner of the Architectural Control Committee's method of operation, to the extent not provided herein, shall be set forth in the Articles and Bylaws of the Association.*
- 2. No Building or exterior Improvement of any kind shall be erected, placed or altered on any Lot until the construction plans and specifications, and a plan showing the location of the structure or Improvement, have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to location with respect to topography and finished grade elevation, all these elements to be in*

conformity with this Declaration, including, but not limited to, the requirements set forth in Section III.1.

- 3. No Improvement, including Owner's landscaping, shall be installed, erected or altered within the Properties except upon the prior written consent of the Architectural Control Committee.*
- 4. Plans and specifications shall contain, without limitation, the plot plans showing layout, including setbacks, flow and manner of surface drainage, finish and natural grade elevations, floor plans showing overall dimensions, roof plans showing pitch and elevations, roof materials, color, exterior elevations showing doors, windows and exterior materials and colors, and a perspective sketch if requested, and other details necessary to explain any feature or component of the Improvements.*
- 5. Duplicate copies of plans and specifications relating to an Improvement shall be submitted to the Architectural Control Committee for review and final approval. Once plans have been submitted, they will be distributed to all ACC/HOA members. Members will submit comments for review and vote for approval or denial within 60 days. Members who do not comment or vote will by default vote for approval.*
- 6. The Architectural Control Committee's approval or disapproval as required in this Declaration shall be in writing. In the event the Architectural Control Committee, or its designated representative, fails to approve or disapprove within 60 days after sufficient plans and specifications have been submitted to it, approval will not be required, and the related covenants shall be deemed to have been fully complied with. Two complete sets of finished plans and specifications for construction shall be submitted at time of application, one copy of which shall be retained by the Architectural Control Committee for its records. Approval or disapproval as required in this Declaration shall be determined by majority vote of the members of the Architectural Control Committee.*
- 7. The Architectural Control Committee and the members thereof shall not be liable for damage to any person submitting requests for approval or to any Owner within the Properties by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such request. The actions of the Architectural Control Committee shall be deemed conclusively binding upon the Owners.*

Neither the members of the Architectural Control Committee, nor such representatives as it may designate, shall be entitled to any compensation for services performed pursuant to this Declaration.

In addition to all the other criteria herein set forth, The Architectural Control Committee shall generally determine whether the proposed Improvement will protect the then value

and future values of the Properties then located in the Subdivision and to be erected therein. The Architectural Control Committee shall, in the exercise of its judgment and determination, use reason and good faith. Among the other considerations applied, the Architectural Control Committee will determine and base its approval or rejection upon the fact of whether said proposed Improvements are reasonably compatible with other Improvements erected and planned within the Subdivision. The Architectural Control Committee shall evaluate the proposed construction as to location on the Property, harmony of exterior design, materials and colors with existing dwellings and surroundings, finish grade elevation and other criteria as it deems necessary for the purposes set forth in this paragraph.

Please review language and make comments so changes can be finalized.

2010 PROPOSED BUDGET:

The 2010 Budget is identical to the 2009 budget. Dues are \$150 per Lot for 2010. Each year it is necessary to vote to roll over the net income from the prior year. The net income from 2009 was \$4,233.59. The HOA has been slowly trying to create a reserve fund for possible future projects the HOA may need or want to undertake. Todd Abramson made a motion to roll over the 2009 funds to 2010, Jeff Crane seconded the motion and all voted in favor. Todd Abramson made a motion to accept the 2010 HOA budget, Jeff Crane seconded the motion, and all voted in favor. Please see attached 2010 Budget.

Diane Hackl will send out HOA dues invoices.

WEEDS:

Last year Roubideau Reserve was contacted by the City of Delta Code Enforcement Officer regarding weeds in Roubideau Reserve. The letter stated, "So as not to be in violation per Municipal code 8.20.010 (B), All weeds shall be removed or kept mowed or clipped reasonably close to the ground but in no case shall they be allowed to be higher than 6 inches." Jeff Crane and Diane Hackl are collecting estimates for mowing and general upkeep for the coming season. Any homeowners interested in having their lots included in that effort should contact Jeff or Diane. Todd Abramson expressed interest in the job and will be submitting an estimate as well.

IRRIGATION WATER:

Roubideau Reserve's wastewater rights will be posted on the roubideaureserve.com website. These rights are in addition to the 6.7 shares of Uncompahgre Valley Water. After meeting with State Water Engineers office, we are to understand that our wastewater rights are "conditional", meaning they will become absolute once we begin to use them. As long as the senior rights of the neighboring water users are satisfied, Roubideau has a right to use the wastewater up to .5 cfs on the west side and .5 cfs on the east side. Roubideau homeowners are encouraged to use its water as we need to prove its use over the next year to validate the right.

There have been concerns about the ditch/pipe along the south side of the subdivision overtopping. Historically, this was the ditch that delivered irrigation water to the west side and to neighboring landowners. When Roubideau was developed the city required the ditch be piped, but the pipe does not always handle and/or accept all the wastewater from neighboring properties, rain events, or ground seeps. Jeff and Diane met with the City Public Works Engineer, Jim Hathaway to discuss this issue and suggest the pipe be removed and put back to a ditch. This way the irrigation water can still be delivered, but the ditch could also catch and divert the additional waters coming into the property. Jim Hathaway agreed this made logical sense, but we need a variance from the City to remove the pipe. Jeff and Diane are researching this possibility. The cost of removing the pipe would be approximately \$1,000 to be paid by the HOA.

Jim Hathaway also looked at the seep issue coming out of the hillside on Lot 13 and running across the sidewalk. He said he would keep an eye on this issue and consider what could be done (i.e. possibly cut some channels through the sidewalk to direct water to the street gutter).

ADJOURN