

# THE LEGEND HOMEOWNER'S ASSOCIATION

P.O. Box 2663 Grand Junction, CO 81502

[www.legendshoa.com](http://www.legendshoa.com)

## 2011 Annual Meeting Minutes

- **Meeting Called to Order by:** Tisha Moore, Current HOA President 6:00 PM at 581 Pacino Way Grand Junction, CO 81501

- **Home Owners Present:**

Clare Rasmussen  
Nathan & Kali Rhodes  
Chris Grant  
Sandy Harding  
Jack Cronkhite  
Kate Porras  
Craig & Elizabeth Robillard  
Jessica Segrest  
Warren & Virginia McKay  
Kristy Smith  
Marie Crews  
Paul Meyer  
Omar Vasconez & Melanie Busse  
Ron Abeloe  
Tisha Moore

### A. Approval of Agenda:

The agenda was distributed and unanimously approved

### B. Approval of Minutes from 2010 Annual Meeting

Tisha updated homeowners on items from the past years meeting and they were unanimously approved

### C. New Business

#### a. Current Financials were reviewed and discussed:

##### i. Profit and Loss

1. It was noted that the Electric expense for running the pump was reduced from the previous year
2. It was noted that the Maintenance Expense has increased from the previous year
  - a. This is due to maintenance fixing things that are not covered under the maintenance agreement. To remedy this problem maintenance will not be fixing anything other than replacing broken sprinkler heads. All other repair work including correcting improper installation will be a separate charge to the homeowner.
  - b. There were snow removal expenses. This is the cost for clearing a 2' section on all of the sidewalks in the neighborhood, including sidewalks in front of homes of those that are not on maintenance.
  - c. There were site clean up expenses; this was approved by HOA president. These cost included mowing/trimming/cleaning up yards that have been vacant/abandoned and not taken care of. Each of these address's accounts have been billed so as to try and recoup these cost from the bank owned/foreclosure properties.

**ii. Proposed Budget for 2012**

**1. The HOA should have a reserve of 30k to 40k in the bank.**

- a. This is a large subdivision with a lot of main line pipe and open space, if there ever arises a need to repair any of this it can get quite costly. Replacing the entire pump housing would cost a minimum of 15k
- b. A reserve would allow for improvements such as installing the filtration system at the pump or adding playground equipment or a gazebo to the open space area.

**2. Warren McKay motioned for an increase in Dues and it was unanimously approved to try and get the HOA to the financial position it needs to be at.**

- a. An increase of \$1.50./month for every home owner is effective January 1, 2012.
- b. An increase of \$5.00/month for those on Maintenance is effective January 1, 2012
- c. For those not on maintenance, instead of receiving a separate bill in the fall for the sprinkler blowouts they will be broken down over the year and a \$3.00/month increase will become effective January 1, 2012.

**i. NON-MAINTENANCE Dues will be \$73.50 per Quarter beginning January 2012**

**ii. MAINTENANCE Dues will be \$61.50 per Month beginning January 2012**

**b. Open Discussion Items:**

**i. Wild grass near at the east end of Presley:** This needs to be mowed at least once a month

**ii. Trees that look like weeds:** if you have this problem on your property please contact the maintenance crew to make them aware of the problem. If the property is on maintenance it will be addressed, if it is not then the property owner needs to be contacted so they can take care of it.

**iii. The open space lot on Duke Drive:** the question of what is planned for this space was asked. It is ultimately up to the homeowners to decide. Playground equipment was suggested but the HOA's liability was an issue, other suggestions included a picnic table or gazebo.

**iv. The open space across from Construction Office on Grand Falls:** This property is currently grassed and used as open space however it belongs to the builder and eventually a home will be built on the lot

**v. Irrigation Water:**

1. Installing a filtration system for the pump so the pump is more operational and irrigation water can be used more consistently; cost for this would be a minimum of \$7,000 this is a large expense and is why it has not been done to this point.
2. It was suggested that a vote is taken and if approved the cost be split among all homeowners.
3. An affordable approach to eliminating clogging of individual systems is to remove the filters on the sprinkler heads and riser. If you have questions you can talk to the maintenance crew
4. In the spring an informational sheet will be sent out to each homeowner with basic problem solving and watering techniques.

**c. Election of Directors and Committees.** The following homeowners volunteered for these positions and were unanimously approved.

- Board Members
  - President – Kristy Smith
  - Vice President – Omar Vasconez
  - Secretary – Nathan Rhodes
  - Treasurer – Paul Meyer
- Committee Members
  - Irrigation - Gene Miracle & Paul Meyer
  - Compliance – Nathan Rhodes
  - Community – Sandy Harding

**D. Meeting Adjourned 7:10pm**