

December 16, 2023

Minutes for Puesta Del Sol 2023 Annual HOA Meeting (Online Zoom meeting)

Attendees: Aaron Thompson, Brianna/Kody Henderson (with Bellio and Seguin proxy), Joyce Robertson, Karin Farjo, Brian Allred, Caren Jesseman, Bobbi/Mike Ortiz, Vicki Ferguson, Jama Hashbarger, Ryan Jackman, Jerry Klaes (with McElhaney proxy).

Agenda:

1. Call to Order, attendance and determine if a quorum is present (attendance as per names above, quorum not reached).
 - a. Note: all lots have been purchased. Total number of lots is 45.
 - b. Quorum is 50% (23)
2. Review and approval of minutes from 2022 meeting
 - a. No comments, approved as written.
3. Review and approval of proposed agenda for 2023 meeting. Approved.
4. Review of expenses YTD 2023, proposed budget for 2024.
 - a. Note that average monthly accounting fees have been reduced:
 - i. Over \$200 per month (Larsons) to about \$100 per month (Robina Pals)
 - ii. Tax preparation and filing was \$325 (Grand Junction CPA – Donley)
 - b. Reduction in Legal fees:
 - i. \$2458 in 2022 vs \$361 2023 YTD.
 - ii. Hourly legal rates are \$300/hr. At this rate, we plan to avoid legal counsel to the extent possible.
 - c. Maintenance of detention: \$3300 2023 due to removal of 200 yds of sand from the detention pond which had washed in, and rebuilding the top of the detention area. Some portions were below the top of the spillway due to erosion over time. No significant spend expect in 2024.
5. Old Business: none
6. New Business: Grand County has hired a County Engineer to assist HOA's and homeowners with resolution to storm drainage problems. With respect to the drainage issues in Puesta Del Sol:
 - a. Discussion regarding potential improvements to drainage behind or adjacent to 3435 Arena Roja (Nelson), 3457 Arena Roja (Kemp) and 3481 Arena Roja (Seguin). Board requests members to create a sub-committee to:
 - i. Work with Grand County Engineer to evaluate improvement options;
 - ii. Work with Grand County Roads Dept to investigate options for materials;
 - iii. Gather quotes from contractors;
 - iv. Report back to homeowners in spring 2024 with options. Kodi Henderson, Chad Nelson, Paul Trap, Doug Hartwell, Ryan Jackman.
 - b. Grand County Engineer has recommended improvement to the drainage outlet at 3321 Westwater corner at Salida Del Sol. Quote received for \$3500. Available

to construct winter 2024. Decision to proceed with improvement is pending, see noted below:

- i. Ferguson requests that we work with the County to see if they will pay for this improvement. Jackman requests same. Klaes agreed and will request support from the county.
7. Recommend docu-sign for proxy for next meeting. Also would like 30 days notice with notes.
8. Request that the Board discuss ways to enforce landscaping management on an on-going basis. This will be discussed in the next Board meeting.
9. Close meeting at 9:56 AM.