

Minutes from Puesta Del Sol annual members meeting of December 3, 2022

Location and time: Online Zoom meeting: Saturday, December 3 2022 at 9:00 AM

Attendees: Brian Allred, Jerry Klaes, Dan Boyer, Joyce Robertson, Karin Slettin-Farjo, Brianna Henderson, Paul Trap, Andy Smith, Shea and Lexy Walker.

Prior to meeting start, Dan Boyer introduced himself and noted quorum requires 23 members present, which we do not have.

Members were requested to review the minutes from the last meeting for comments. Review took place and no comments were made.

Important notes for owners was reviewed as per the preface to the Agenda that was sent by email:

1. If you are planning to make changes to your property or landscaping due to the recent heavy rains and flooding, be sure to fill out a form for "Application for Approval of Landscaping", available on our website. **For changes related to flood control, all fees have been waived provided you apply prior to the end of the year.**
2. Several owners have spent considerable time and effort cleaning up weeds and debris that did not originate on their property. We live in a desert and a certain amount of weed migration is inevitable. However, **please do your best to be a considerate neighbor and keep your property weed free.**
3. Reminder of the most common issues raised by members:
 - a. Overnight parking on roads is prohibited per Regs unless Board approval is requested.
 - b. Overnight parking of trailers within view is prohibited unless Board approval is requested.

Meeting Agenda

1. Meeting Called to Order at about 9:10 AM, attendance did not meet requirements for quorum.
 - a. Minimum of 3 Board members are required. Dan Boyer is filling the formerly open position to make up the third position.
2. Approve minutes from 2021 meeting: minutes were reviewed online prior to meeting start. Motion made and second that minutes be posted to the website noting that the minutes were reviewed with no member comments, and that they are unapproved due to lack of quorum at the members meeting. Motion carried.
3. Approve agenda for 2022 meeting. No discussion or objection. Approved to be posted.
4. Review of expenses from 2021 and YTD 2022, proposed budget for 2023
 - a. Note change of accounting firm. We are no longer using Larsons due to excessive fees. This will reduce the monthly fees from average over \$300 to about \$100. A computer was purchased for about \$300 and a QuickBooks subscription was

purchased. This cost has already been more than offset in the first six months by the savings in moving to the new bookkeeper.

- b. P&L for 2021 and 2022 YTD reviewed online as sent prior to meeting. Noted that most of the legal expenses shown in 2022 were actually from Q3 and Q4 2021. Most of the 2021 expenses were due to Rules and Regs changes and a few compliance issues. Budget for legal for 2023 is set at \$800.
 - c. Balance Sheet for 2021 and 2022 YTD reviewed online as sent prior to meeting. Note that our goal for savings of \$10,000 has been achieved. We also have \$4000 in checking. Health of the HOA is good as financial goals have been met. Also note that the item noted as "Landscaping" is actually cleaning of detention ponds. Question was raised as to the purpose of the \$10,000 savings. Was this intended only for emergencies? It was explained that this is for unexpected expenses so that appropriate actions can be taken without a levy or special assessment on the members.
5. Old Business
- a. Accounting firm has been changed as noted above.
 - b. Board resolution regarding the issue raised in the last annual meeting regarding combining lots. To clarify, the \$1500 fee is not assessed once a lot has been combined into another lot that has a house. To clarify regarding the \$115 annual dues on combined lots, the board has had 2 additional requests for information regarding combining lots, in addition to the 2 lots currently combined. At this point, it was realized that we needed to formalize this practice. In addition, if in fact these other 2 requests take place, we would now have about a 10% loss in annual dues revenue if we did not continue to charge dues for the combined lots. So the decision was made to require \$115 annual dues on the original lots (as purchased prior to combining) so that the other members would not have to make up for lost dues revenue. No objections were raised.
6. New Business
- a. Request from a member: Extension of building timelines due to backlog of projects with local builders. Discussion regarding the existing 18 months prior to build, and 18 months to complete the build. One member mentioned that 18 to 24 months to build seemed reasonable. Another member stated that the rules apply to all regardless of how many lots they own. A third member stated that at some point supply chains will improve, so a case-by-case may make sense than a blanked change. A fourth member stated that he wants the rules to be obeyed regardless of the quantity of lots owned, whether they stay at 18 months or 24 months.
 - b. Request that the architectural guidelines be changed to allow up to 25% metal as an accent on exterior walls. Some members have asked that the guidelines be formalized for simplicity in following the rules. Member commented that he has full confidence in the Architectural Committee. Noted that garage door

requirements don't seem to make sense and maybe combine requirements for garage doors and metal. Another member stated that additional garage doors beyond 3 should be considered. Requested that limits on garage doors be reconsidered along with these changes. Another member stated they are fine with 25% and consider that our current regs do require houses adjacent are different. Dan noted that Section II (3) provision applies and is the provision to be reviewed.

- c. Flooding and Grand County Engineering support. It was noted that the County Engineer has been on-site to review the flooding issue. Drainage plans have been scanned by Grand County planning and sent to members upon request. Some additional information was sent (drawings) and are currently being reviewed by members and Grand County Engineering. Clarified that the ownership of the streets and gutters has been transferred to Grand County. Process is as follows: Developer proposes specs, turns in documentation. Grand County reviews and approves. Developer constructs per the documentation then ownership is transferred. Grand County has been supportive. Another member asked if the easement next to Chad Nelson is owned by the HOA. Yes, it is confirmed that the HOA owns the easement. We will continue to work this with Grand County.
 - d. Request was made for help. Shea Walker offered to serve on the Arch Committee; Brian Allred offered to serve wherever he can help; Brianna Henderson also mentioned an interest. Board will follow up directly with these members.
7. Close meeting: Motion to close was made by Brian Allred. Second made, approved.
Meeting adjourned at 10:00 AM