

Minutes of Board Meeting, 9/16/2023

All members of the Board were present: Sheek, Zion, White, Elliott, and Planalp. In addition, 9 HOA members were present. All issues discussed were Board decisions, but the meeting gave members a chance to provide their input. After member input the Board voted to approve all three proposals.

The Board proposed to modify the ARC guidelines: (1) to increase the construction fee from \$500 to \$800 primarily to cover increasing costs for damage to streets by heavy equipment, and (2) to enforce the existing requirement of one tree in each front yard with a \$300 deposit by the builder or new owner that would be refundable upon a tree being planted. The mailbox fee of \$100 is also required of all new owners whether they initially choose to use the mailbox or not. These issues appeared not to be controversial.

The Board also proposed an increase in HOA dues for 2024 of \$5/mo. for houses and lots in the developed area of the subdivision. Residents expressed concern about dues continuing to increase. The Board reported that the HOA has had increasing expenses due primarily to aging infrastructure for the Clubhouse, park, and streets. One resident called for a plan to reduce expenditures, and the Board indicated being open to ideas. All seemed to agree that efforts to turn over the streets to the City is the highest priority. A meeting is scheduled for October 25 among the Cortez City Manager, Cortez City Attorney, HOA lawyer hired by SBHOA, Karen Sheek, Steve Eberhart, and other Board members who may attend.

The Board also announced that because there is no important business to address the October SBHOA Member meeting is cancelled. There were no objections.