

**GRASSLANDS HOMEOWNERS ASSOCIATION, INC.**  
**2024 ANNUAL MEETING MINUTES**  
**February 21, 2024, at 6:00pm**  
**Calvary United Reform Church with a Zoom Option**

The meeting was called to order at 6:05pm by Kurt Ester, President.

Kurt verified there was a quorum, see attached Exhibit A for listing of owners present, attending via Zoom, and proxy. Board members present were Kristin Brown, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman, and Ron Scalva.

Kurt asked if everyone had a chance to review the 2023 Annual Meeting Minutes and if there were any comments or changes. None noted, Kurt asked for a motion to approve the minutes.

- Vince Heuer made a motion to approve, Ron Scalva seconded. The motion was approved unanimously.

Kurt asked the Treasurer, Steve Riedman to review the 2023 financials. Steve noted that the financials reflected a partial year of using the management company, All Property Services through September 12<sup>th</sup>. The revenue was \$18,480.00, and corresponding expenses were \$13,683.39. The resulting Net Income was \$4,815.11. He noted \$3,402.64 was transferred to the General Reserve Fund.

Steve then presented the 2024 Budget. Without having a property management company to pay, the Board voted to set the 2024 dues at \$125.00 per year. The only significant increase was the liability insurance. Kurt asked for a motion to approve the budget.

- Ingle Refvem made a motion to approve, Vince Heuer seconded. The motion was approved unanimously.

Kurt then moved on the Board Report recap for 2023. He stated that the Association did make the move away from the property management company, which was a major expense that allowed us to reduce the dues. He asked all

owners to review the Covenants, and the Rules and Regulations and follow them. It will be up to the Board to enforce any non-compliance issues that arise. It has been his experience that a pleasant conversation with the owner is usually all it takes to enforce any issues. He also noted, the Association does have an attorney, should it become necessary.

Kurt then brought up the continuing requirement to remove Russian Olive Trees. These trees are classified as an invasive species by Larimer County, and thus require us to remove them from our common area property. Kurt said we had a successful day last October in removing more of the trees. The Board will schedule another date in fall of 2024 to continue with the removal.

The community BBQ was held in September, and was successful. This was the third year, and it seems to grow a little bit every year. It is a great way to meet and mingle with your neighbors. We will plan another one, usually in September. Kristine Mull was successful in pulling together a community garage sale, and we might attempt that event again this year.

In other business, Kevin McIntyre asked what the landscape improvements item in the budget covered. Kurt said that we are trying to improve the entrance to the subdivision enhancing eye appeal, and keeping to low maintenance items, as we have no water source for that area. Kevin said he would be interested in assisting with that project. Vince noted that we do have a source for large rocks, we just need to find a way to transport them. Kurt invited Kevin to join him on the Landscape committee.

It was also discussed that the Association would like to create a website. The Board is requesting recommendations if anyone knows of companies or individuals experienced in that area that can assist. Johannah Madonna said she would get with Kurt to assist in this project.

Ron Scalva recapped the issue of trying to reduce the number of trash trucks driving on the streets, as originally suggested by the PID last fall.

Kurt introduced Terry Englehardt, the PID 59 Advisory Board representative for the Association. Terry referenced the PID annual 2023 report that was sent to all of the homeowners by the Association of the status of the improvements, and the ongoing projects that fall under the scope of the PID with Larimer County. He

noted that the mil levy reduction from 34.310 to 8.322 mils was intended to take effect for tax year 2024. The county inadvertently made that reduction effective for tax year 2023. He also noted that this reduction is likely to remain at this level for the next 5-7 years, but we need to be aware that that rate can increase as more projects and their associated costs are identified.

Kurt moved on to openings on the board and asked if anyone had an interest in a board position. Currently there are two open positions, Kurt and Vince's terms are both expired. There were no nominations from the floor.

- Kurt Ester nominated Vince Heuer to serve another term on the Board. Kent Kerwood seconded the motion. The motion passed unanimously.
- Ron Scalva nominated Kurt Ester to serve another term on the Board. Kent Kerwood seconded the motion. The motion passed unanimously.

Ingle Refvem thanked the current Board for doing a great job in taking over the self-management of the Association. Kurt also wanted to recognize the work Kristine Mull has done this past year with the community events.

Kurt confirmed the Organizational Meeting will be Wednesday, February 28, 2024, at 6:00pm at Kent Kerwood's home. Terri will create a Zoom link.

There being no further business, Kurt asked for a motion to adjourn.

- Terry Englehardt made a motion to adjourn. Vince seconded the motion. The motion passed unanimously and meeting was adjourned at 7:05pm.

Respectfully submitted,

Terri Johnson, Secretary