

Moonridge Falls HOA Quarterly Meeting Minutes 7-21-2024

I. Call to order

- A. Justin Kirkland called to order the meeting of the Quarterly Moonridge Falls Homeowners Association (HOA) meeting at 7:05 p.m. on July 21st, 2024, at 2530 Falls View Cir, Grand Junction, CO, on the back patio. Board members present: Justin Kirkland-President, David Jacobson-Vice President, Stephanie Saldivar-Treasurer, Portia Davenport - Secretary, and Jim Compton- Member at Large. Others in attendance- Homeowners of 2529 Falls View Cir, as well as Joy Zeller with Divergent Properties and Homeowner of 2525 Falls View Cir.

II. Approve minutes from April 24th Quarterly meeting

- A. Motion to approve minutes, second. All in favor. Approved.

III. Treasurer Report on Budget

- A. Stephanie Saldivar reported we have \$38,748.56 currently, at the end of 2nd quarter we had \$40,320.24. All records show that all dues have been paid for 2024. Stephanie says she has created an electronic copy of the tracking system for dues paid on the drive. David asked if there were any irregularities, Stephanie said not that she has seen as of yet, but pushes for the audit as previously requested. Justin Kirkland says he has left a voicemail with a company in town that specializes in audits and is waiting to hear back. Joy recommended Wendell and Associates for an audit of an HOA. David Jacobsen asked if Stephanie is concerned about continuing as treasurer without the audit. She said no as all numbers have added up and she is okay waiting until the fall. We will be doing a 3 year audit.

- B. Motion to accept treasurer's part. Approved

IV. Members Input

- A. Justin Kirkland mentioned that we do not have the ability to change any bylaws or covenants at this meeting.

- B. Homeowner of 2529 Falls View Cir mentioned the formal complaint she submitted on Friday the 19th of July, regarding the upkeep of the yard at 2525 Falls View Cir. Complaint has been recorded. She referenced a different complaint that was brought forward last year regarding the yard discrepancies at 2525 Falls View Cir. She referenced the history of the complaint and what took place between the neighbors in the adjoining driveway last year. She mentioned how it is a cut and dry case, she does not want conflict, she just wants to be heard that the timelines of the CCIOA mandated process trumps our policies.
- C. She requests we discuss the complaint without the board member involved in the complaint being involved in the.
- D. Justin said we will need to investigate this formal complaint prior to voting, and suggested that the 2525 Falls View Cir residents do submit a formal response.

V. Old Business

- A. Financial Audit for Transition of Treasurer Position
- B. Pump Discussion with LiquiGreen
 - 1. David Jacobson says it should be LiquiGreen taking care of it. Jim said we waited 2 months for LiquiGreen to fix the pump. Jim says we need to be able to respond to emergencies. Justin says there does need to be a reasonable response time for LiquiGreen on emergencies or repairs.
 - 2. Justin says he's going to reach out to Judy and see if we can set up a communications path between LiquiGreen and the Irrigation Committee for maintenance or emergencies.

VI. New Business

- A. Japanese Beetle Treatments
 - 1. Portia is going to reach out to WD Yards to have them spray common areas.
- B. Refresh Governing Docs
 - 1. Justin mentioned that we need to have our Original ByLaws posted on the website. Stephanie said she will reach out to the county recording office and see if they have a copy of the Originals.
- C. Original ByLaws

D. Community Map

1. We all agree that there is not a need for a community map at this time.

VII. Adjourn Meeting

- A.** A motion to adjourn the meeting was heard and seconded, and the meeting was officially adjourned by Justin Kirkland at 8:55 p.m. on July 21st, 2024.

Minutes submitted by: Portia Davenport