

# Shadow Mesa HOA Meeting Minutes

**Date:** December 21<sup>st</sup>, 2024 530PM

**Attendees:** Linda McMichael, Marjorie McCormack, Eileen Rowland, Liz Johnson, Dana Sharp, Jeanine Harris, Jane Nakkache, Ayong Guo, Filomena, DePalma, Raul and Paul Wager, Shirley Skidmore, Wendi and Charlie Gechter

**Commence:** 535PM

## HOA Education and Review

- Governance
  - The HOA is governed by their CCR's. The CCR's are governed by CCIOA (Colorado Common Interest Ownership Act) These are a set of state laws that must be followed by all HOA's in CO.
  - State Statute 38 Section 33. The link is below.
  - Every year there are new updates to these statutes which each HOA must adhere to.
  - When there are complaints, the Board will always refer to the CCR's but sometimes our CCR's may not apply any longer if a CCIOA regulation has changed.
  - HOA's are not required to change their CCR's to match but they are no longer valid if the CCIOA regulation counteracts what the CCR's state.
- Parking
  - Streets are considered public right ways and because of new regulation from CCIOA, HOA's are not allowed to regulate public streets.
  - Neighbors are still more than welcome to report illegal parking or habits on a street to law enforcement, but those cannot be enforced the HOA.
- Irrigation Water
  - Everyone owns irrigation water which is paid for on your Property taxes.
  - There are main irrigation lines throughout the subdivision that carry water to each house and because our lots are small we have to be very careful we don't hit a main line.
  - Unfortunately during construction this has happened a few times last year and I won't say it won't happen again next year. When this occurs we have to shut down all water, fix the line and start it up again. This could take 24-48 hrs. Grass will not die, plants will not die in that time.
  - Irrigation water is DIRTY! At the beginning of the year it is even dirtier. The main pump has 2 filters on it before the water feeds each of the houses but it's still dirty.
  - Our Landscaper will not be able to maintain each individual filter for as many times as it needs clean especially at the beginning of the year. Please help him clean those if you are able.
- Landscaping
  - Before changing or adding anything to a front yard it must be approved by the ACC, architectural committee.
  - You can do what you like in the back yards as long as it doesn't interfere with your neighbor(grading) or will be some kind of structure, which then has to be approved by the ACC.
  - Lots must maintain grading to the appropriate location, back vpan or front sidewalks. It is not allowed for any water on your property to drain on your neighbors unless in the right areas, vpan.
  - We added money to the budget for replanting plants in the front yards. Plants die, it is the nature of things. If however the Landscaper finds that it is something that was intentional (driving over the bush), those will not be replaced on the HOA dime.
  - Please contact the Board if water is off and it has been more than 48 hrs. or there is an excess of weeds/trees growing where they should not or a plant has died.

- We have a tree and plant list for the subdivision. If you decide to maintain grass, trees over and above the Landscaper, and something happens, it will be your responsibility.
- This is meant to be a low maintenance community, please let those that are maintaining it do just that and give yourself time to do other things. If there are any questions about any of this, please send me an email.
- Swanson Landscaping must put up signs when he sprays and would appreciate if homeowners did not take them down. He is required to keep them up. Private citizens are not required to put up signs but will send out emails in the future.
- Noise and Smell Complaints
  - We are all in very close quarters. Please try to be respectful to your neighbors with regards to pet waste.
  - Again, the HOA can file complaints against homes but enforcement of noise can be done through law enforcement. I've posted the non-emergent dispatch number below for any reason it may be needed.
- Trash Cans
  - Trash cans and recycling containers must be behind fences or in garages except trash days.
  - Discussion about not being able to do glass recycling? It looks like it was for 2 stream recycling and we are multi-stream but looking into it more.
- Construction Activity for 2024
  - Phase 2 house construction will continue.
  - Phase 3 street construction is planned to start in the summer
  - We still have a referral program. For anyone that refers a friend, family etc to the neighborhood and buys a lot, you will get 1 years worth of free HOA dues.
- Other
  - Address numbers are very dark on dark stucco with the lights and shadowing. You can put in a request to paint the numbers, but after looking at them, I believe it might be the shadowing with the lights.
  - Trouble with mail. Many homeowners have had trouble getting their mail. Some have had a good experience going to the main office and asking for a supervisor and discussing the situation with them. Mail lady is working on it. Also issues with the larger boxes, not working with keys provided. Discuss with mail lady, she will correct that as well. New subdivisions often have more problems with mail.
  - New sign is very high. Worried about wind. It was placed in accordance to the SignSmith and should fair fine.

## **2023 Finance Review**

- 2024 Budget Review
- P&L and Balance Sheet Review
- 2024 Fees and Dues
  - Dues will go up to \$130/month next year, which is \$60/year. This is to keep a 5-10% reserve in the bank.
  - Will send invoice out beg. Of year to be due Jan 31st. Would like yearly payment or semi-annual payment, \$1560 or \$780 and the other half to be due June 30<sup>th</sup>.

## **Board Election**

- Jim Barringham has agreed to join the board of directors for 2024.
- The homeowners have asked for a small Bio about Jim to send out. Wendi will ask Jim.
- 2024 Board will consist of:
  - Wendi Gechter, Secretary
  - Charlie Gechter, President

- Tammi Brophy, Treasurer
- Jim Barringham, Member

**Adjourn:** 712PM

### **Links**

- Wendi Gechter, [wendi@boabuilders.com](mailto:wendi@boabuilders.com), 970.216.5912
- [City of GJ Report a Concern](#), potholes, cleanup debris, dead animals, graffiti.
- [Mesa County Animal Control](#), 970.242.4646
- Non-emergent Dispatch Number - 970-242-6707, traffic violations, noise complaints
- [CCIOA](#)
- Love your neighborhood? Provide a google review for [Shadow Mesa](#)