

**Gunnison River Homeowners Association
Annual Meeting Minutes
November 29, 2023**

We had quorum for doing business! Thank you for attending meeting or sending proxies.

The meeting, held at Gunnison Co. Fairgrounds, was called to order at 6:35 by Board President Seth Mensing. A quorum of Owners were present or represented by proxy: Bill Sieck, Bill Young, Britta Hubbard, Chris Kruthaupt, Chris Klein, Craig & Carrie Reinecke, Daniel & Roselyn Schuster, Doris Kuiper, Jack & Jan Nixon, Joel Vosburg, Mike Spallone & Kirsten Paulson, Kim Greer, Kevin & Robyn Tutor, Mark Parsons, Les White, Miles Van Hee, Shelley Dunn, Tim Neyman, Curt & Alice Szuberla, Rachel Meissner & Andrew Shekas, Al Simpson, Anthony Garcia, Catherine Benson, Craig & Kim Cooper, Drew & Anne Brookhart, Greg & Marta Smith, Jimmy Bodkin, Richard Crank, Rose Zealand, West & Linda Kelso

Minutes from the October 5, 2022 Annual Member Meeting were unanimously approved. Request to amend the 2022 minutes' attendance list due to having left someone off the list. Request granted. Minutes updated 12/2/23.

The 2024 Budget was approved as follows:

1	Accounting Services	\$	1,800.00
2	Administration	\$	1,000.00
3	Fees & Licenses	\$	75.00
4	Fish Stocking	\$	2,000.00
5	Grounds		
	Pond Care	\$	100.00
	Weeds on Land	\$	900.00
	Weeds in Ponds	\$	1,200.00
	Tree Maintenance	\$	1,500.00
	GROUPS TOTAL	\$	3,700.00
6	Insurance	\$	2,200.00
7	Irrigation	\$	6,000.00
8	Legal	\$	2,200.00
9	Office Supplies		600.00
10	Roads		
	Maintenance	\$	6,600.00
	Snow Removal	\$	25,400.00
	ROADS TOTAL	\$	32,000.00
11	Sign Maintenance	\$	200.00
12	Website	\$	600.00
	TOTAL	\$	52,375.00

Budget Discussions:

No adjustments. The 2024 Budget passed unanimously as presented.

03/20/24 outstanding balance for 2023 Assessments: \$667.05

03/20/24 cash balance on hand for GRHOA: \$15,007

Old Business:

- Pond weed mitigation is an ongoing process. Bill and Seth both saw results. Clearer water but still lots of stuff growing. They will continue to add product, but will switch product in 2024 to one that is better designed for colder water. Lots of nutrients coming from sheep on ranch just above us, also their new ranch pond seems to contribute to the algae problem in our western ditches and ponds.
- Roads were in better condition this year than last. The extra dirt early on helped fill potholes while we waited for our full spring road work to happen. Where it turns from pavement to dirt on Chinook needs some attention next year.

New Business:

- The Board addressed a number of questions on a variety of issues regarding covenants and then the Membership began the voting window for or against the adoption of the *Amended & Restated Protective Covenants*. Those present in-person at the meeting at the opportunity to vote. Those not present in-person will receive ballots in the mail just after the meeting.
- The Board addressed a number of questions regarding Good Governance Policy (IV) Enforcement
 - The GGPs were required by State Law and written in 2022 and presented to the Membership at the 2022 Annual Meeting. They are not connected to the covenants' vote in any way. The GGPs guide Board Policy on how to enforce covenants.
- Board would like to implement some sort of maintenance schedule for ditch care.

Election & Board of Directors Terms

Thank you to all Board members past and present for their work for our community!

- Bill Sieck was nominated and voted in as our newest Board Member. Thank you Bill!
- Britta Hubbard will be leaving the Board in 2024 and her position will need to be filled. She would like to train someone into the Secretary position prior to her departure.
- Please reach out to a Board member if you are interested in being on the board or want to learn more about what being a board member entails.

Current Board and their Terms:

- President Seth Mensing, 2nd Term December 2021 – December 2024
- Vice President Chris Kruthaupt, 2nd Term December 2023 – December 2026
- Secretary Britta Hubbard, 2nd Term December 2021 – December 2024
- Treasurer Joe Danni, 2nd Term December 2023 – December 2026
- Board Member Bill Sieck, December 2023 – December 2026

Board Members serve a 3-year Term, but may be re-elected to remain on the board. There is no limit to the number of terms a Board Member may serve.

General Discussion:

- The Membership asks owners to remove Canadian Thistle and White Top from individual properties.

Meeting adjourned: 7:37 pm

Members Please Become Involved * Help Make Your Community a Place to be Enjoyed * See you at the Next Annual Meeting