

**Gunnison River Homeowners Association
Annual Meeting Minutes
October 5, 2022**

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

The Board wants to extend an extra big “Thank you!” to those who attended this long and informative meeting and shared your voices about upcoming GRHOA changes. Your input was needed and appreciated! And thank you, also, for being the voice of your neighbors and friends via proxies.

The meeting, held at Gunnison Co. Fairgrounds, was called to order at 7:05 by Board President Seth Mensing. A quorum of Owners were present or represented by proxy: Curt & Alice Szuberla, Anthony Garcia, Bill & Renata Sieck, Bill Young, Britta & Jon Hubbard, Catherine Benson, Chris & Barb Haas, Chris Kruthaupt, Chris Klein, Craig & Kim Cooper, Carrie & Craig Reinecke, Doris Kuiper, Gregg & Marta Smith, Jim Lohr, Joe & Susan Danni, Joe Puchek, Kevin & Robin Tutor, Les White, Mark Parsons, Mark & Lynn Wood, Mark & Mary Greenberg, Michael & Annamarie Meeuwsen, Richard & Eleanor Crank, Rose Zeland, Seth & Megan Mensing, Shelley Dunn, Stacy Rae, Tom & Jan Barber, & Linda Kelso .

Minutes from the December 9, 2021 Annual Member Meeting were discussed and unanimously approved.

The 2023 Budget was discussed and 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 | \$ | 4,000.00 |
| 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 | \$ | 50,375.00 |

Budget Discussions:

The 2023 Annual Budget is \$1,763 lower than the 2022 budget. A number of line items were adjusted to meet the ongoing needs of roads, grounds, ditches and pond care, the covenant update process, and general HOA management expenses.

After discussion, clarifications, and approved adjustments, the 2023 Budget passed unanimously.

10/4/2022 outstanding balance for 2022 Assessments: \$1,146.82

11/4/2022 cash balance on hand for GRHOA: \$28,563.69

Old Business:

- Haying did occur; the hayer chose not to cut hay on Arapahoe lots due to the grass having been “past its prime.” Hayer has bigger equipment this year and drove over ditches to access lots on Chinook. Damage will have to be assessed and it will be decided if future haying is worth the damage to ditch systems.
- If you’re selling your property, be sure to give Board Secretary Britta Hubbard a full week to respond to any requests for needed documentation. Check the website where you will find or a number of important documents needed for your sale.
- If you’re doing an exterior building project, be sure you get Architectural Committee approval before construction begins.

New Business:

- The Colorado Common Interest Ownership Act (CCIOA) recommends all HOAs have four specific documents creating the Governing Documents for any HOA. Those four documents are: the Protective Covenants, the Bylaws, the Good Governance Policies, and the Rules and Regulations. The first three listed are documents required by CCIOA, and the third is optional although encouraged. Historically, GRHOA has Protective Covenants and Bylaws, as of September 30, 2022, GRHOA now also has Good Governance Policies. Currently, GRHOA does not have a Rules and Regulations, but it is the Board’s objective to consider and draft this document at a later time.
- Updated covenants known as *Amended & Restated Protective Covenants* were a major Board project for 2022 and will continue into 2023. A draft of the Amended & Restated Protective Covenants was available for view and discussion at the Annual Meeting. The goal of creating Amended & Restated Protective Covenants is to 1) continue to protect the collective values of the owners in GRHOA, 2) to clarify language around easements, and 3) to update and clarify language to better match current Gunnison County Land Use Resolutions and current GRHOA living, working and recreational culture.
 - At the Annual Meeting, the membership unanimously approved continued work on the Amended & Restated Protective Covenants. A draft copy is available on the GRHOA website. In 2023, a final draft will be created, and a Membership vote will follow. In order for the Amended & Restated Protective Covenants to be approved, a 2/3 majority vote in-favor is required. If the vote does not produce 2/3 majority in-favor, then the current covenant document from the 1970s will remain in place.
 - Important reasons to vote in-favor for the Amended & Restated Protective Covenants: 1) There are a few covenants that are outdated due to legal, cultural, and/or membership changes, 2) Easements, such as utilities, fishing, and Wilderness Stream 2 access, are not clearly outlined in the current covenants, the new covenants would clarify these easements and help keep their use consistent, safe, and respectful of private land owners adjacent to

these easements, and 3) Amended & Restated Protective Covenants will continue to honor and support our covenant protected community which we are all members of; it doesn't matter if we bought our parcels in 1970 or 2022, a new covenant document created with modern language and taking into account for legal and cultural changes benefits us all and protects our Gunnison River community's values, recreational access, and neighborhood cohesiveness.

- The *Amended & Restated Protective Covenant* that had significant discussion was the Livestock covenant. The new language specifies how lots shall be kept in good condition and how having animals on a lot should have no negative impact on neighbors through smell, noise, etc. versus the current language which specifies which animals are or are not allowed. The Board felt proscriptive language rather than restrictive language was better in this covenant.
 - The *Amended & Restated Protective Covenants* still needs refining from legal counsel.
 - Please look over the *Amended & Restated Protective Covenants* document which can be found on our website gunnisonriverhoa.org under the Important GRHOA Documents section and let your thoughts be known via email at gunnisonriverhoa@gmail.com.
- Creating the Good Governance Policies (GGP) document was made a Board priority in 2022. As stated above, Good Governance Policies are required by Colorado State Law and are a governing document required by CCIOA, the purpose of which is to help the Board of Directors implement, enforce, and manage the GRHOA Governing Documents.
 - The 9 GGP are listed below. Please view our GRHOA website for the specifics on the policies.
 - (I) Collection of unpaid assessments
 - (II) Handling of conflicts of interest involving board members
 - (III) Conduct of meetings
 - (IV) Enforcement of covenants and rules
 - (V) Inspection and copying of association records by the Membership
 - (VI) Investment of reserve funds
 - (VII) Procedures for the adoption and amendment of policies, procedures, and rules
 - (VIII) Procedures for addressing disputes arising between the association and the Membership
 - (IX) Procedures for handling a reserve study
 - GGP (I) and (IV) are the two policies that most affect the general Membership.
 - If you have not paid your assessments, then GGP (I) *Collection of unpaid assessments* will guide the Board on how to collect payment and put liens on property as a last resort.
 - If you feel a member of the associations is out of compliance with the Protective Covenants, then GGP (IV) *Enforcement of covenants and rules* will guide you and the Board on how to approach the perceived out of compliance situation.
 - GGP (III) *Conduct of meetings* states that the Membership must be told when and where all Board meetings are to take place. So starting in November 2022, all Board meetings will be announced on our GRHOA website. How a Member can participate in those Board meetings is explained in the GGP (III) policy on our website.
 - We have 3 un-paid* 2022 property assessments; if you are one of them, please contact the Board Secretary, Board Treasurer, or our Accountant to make payment. Thank you to everyone who pays on time and in full, you keep our neighborhood running!
 - *As of 11/4/22, we have 1 un-paid assessment.

Election & Board of Directors Terms

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

Joe Puchek will be leaving his position in December 2022. We are thankful for the time and effort Joe has given his community over the last few years.

We need a new GRHOA member to step into his place. Please reach out to a Board member if you are interested in this position 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 Joe Puchek, December 2019-December 2022
- Vice President Chris Kruthaupt, December 2020 – December 2023
- Secretary Britta Hubbard, 2nd Term December 2021- December 2024
- Treasurer Joe Danni, December 2020 – December 2023

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

- There was a lot of discussion around ponds and fish. It was decided to increase pond weed interventions strategies and Seth Mensing and Bill Young will be leading the charge on this. The fish stocking budget was increased, but with increased fuel and fish costs, this may or may not actually increase the number of fish in the ponds.
- Craig Cooper, our Clark Stream Maintenance Hero, told us about a very large beaver dam in a large culvert that is creating a significant beaver pond which is now flooding all the work done at the head gate last fall. It was decided to take immediate action to remove the pond, the dam, and possibly create some sort of structure/barrier at the culvert in order to decrease the likely hood of the beavers creating a dam in its current location again.
- Trees over the road where Clark Stream crosses Apache Rd have grown low and are hitting vehicles, Chris Kline volunteered to do some trim work on those trees.
- The frost heaves on the north end of Chinook have become a significant problem and will be addressed this fall.
- It was felt that the road was in extra rough shape this year, the conclusion of the roads discussion was to do a spring and fall grading of the roads, rather than just spring, which increased road budget.

Meeting adjourned: 9:25 pm

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