

**Gunnison River Homeowners Association
Annual Meeting Minutes
December 9, 2021**

Members, we had quorum for doing business! Thank you for attending meeting, or sending proxies.

The meeting, held via Zoom, was called to order at 7:06 by Board President Seth Mensing. Owners present on Zoom or represented by Proxy: Curt & Alice Szuberla, Bill & Renata Sieck, Bill Young, Britta & Jon Hubbard, Carol Russell, Catherine Benson, Chris Kruthaupt, Chris Klein, Craig & Kim Cooper, Curtis & Anne Linville, Gregg & Marta Smith, Joe & Susan Danni, Joe & Kim Puchek, Les White, Mark & Cora Parsons, Mark & Lynn Wood, Mark & Mary Greenberg, Miles & Tonya Van Hee, Seth & Megan Mensing, & Shelley Dunn.

Minutes from the December 8, 2020 Annual Member Meeting were discussed and unanimously approved.

The 2022 Budget was discussed and approved as follows:

| | | 2022 Budget |
|----|-----------------------------|---------------------|
| 1 | Accounting Services | \$ 1,800.00 |
| 2 | Administration | \$ 500.00 |
| 3 | Ditch and Inlet Maintenance | \$ 14,000.00 |
| 4 | Fees & Licenses | \$ 38.00 |
| 5 | Fish Stocking | \$ 1,500.00 |
| 6 | Grounds | |
| | Pond Care | \$ 100.00 |
| | Weeds on Land | \$ 900.00 |
| | Weeds in Ponds | \$ 200.00 |
| | Tree Maintenance | \$ 1,000.00 |
| | GROUND'S TOTAL | \$ 2,200.00 |
| 7 | Insurance | \$ 2,200.00 |
| 8 | Irrigation | |
| | Craig Cooper Work | \$ 1,200.00 |
| | Cleaning of other Ditches | \$ 2,500.00 |
| | IRRIGATION TOTAL | \$ 3,700.00 |
| 9 | Legal | \$ 2,500.00 |
| 10 | Roads | |
| | Maintenance | \$ 6,200.00 |
| | Snow Removal | \$ 16,300.00 |
| | ROADS TOTAL | \$ 22,500.00 |
| 11 | Sign Maintenance | \$ 200.00 |
| 12 | Supplies, Postage, Misc. | \$ 400.00 |
| 13 | Website | \$ 600.00 |
| | TOTAL | \$ 52,138.00 |

Budget Discussions:

The 2022 Annual Budget is \$7,788 higher than the 2021 budget and the 2021 Budget was \$11,552 higher than the 2020 Budget. The increases are primarily due to the needed work on the head gate and point of diversion from Gunnison River into Clark Stream. In December 2020, the money was first discussed and earmarked for this project as part of the 2021 Budget Line-Item #3, Ditch and Inlet Maintenance. However, due to the extensive timeline needed to plan and implement this project no money was spent in 2021. The earmarked money was therefore rolled over to the 2022 Budget Line-Item #3, Ditch and Inlet Maintenance and an additional \$4,000 was added due to increased costs of materials. There was much discussion, questioning, and information sharing about this major GRHOA Water Project. In addition to the money GRHOA budgeted, we received an Upper Gunnison River Watershed Conservation Grant for

\$10,637 towards this project. In 2020 when this project was first proposed, it was expected that costs would be approximately \$22,000. As work progressed and supply chain issues have presented themselves, the overall costs have increased and we now have \$24,637 set aside between GRHOA and UGRWCG Grant Money to pay for this project once bills come due in 2022.

Line-item #8, Irrigation, specifically Cleaning of Other Ditches, was also a point of conversation. There is some question as to what ditches need cleaning and how much to spend on them, but the irrigation line items were approved as proposed by The Board. The Board of Directors will plan to walk all the neighborhood ditches in the Spring of 2022 and then report to the members what cleaning and maintenance will be undertaken. Please check the website, gunnisonriverhoa.org for updates.

Line-item #5, Fish Stocking. It was proposed to reduce the amount of fish in the ponds again this year to see if that will help reduce algae growth. More fish equals more fertilizer both in the form of their waste and in decaying fish. The idea of grass carp was brought up again, but other subdivisions have tried to use these fish to manage weeds and have not had success. The weeds were better this year and in 2020 due to water weed treatments. It was suggested for next year, that the weed treatment be put into the water prior to fish stocking in early May rather than later in the summer. The Board will coordinate with the Jim Barry, our “weed man”, about this. The Board was interested in knowing how fishing was in 2021 with the lowered amount of fish compared to recent years. One member felt it was not as easy to catch fish this year, another member felt it was no different compared to previous years. It was remarked and confirmed fish were smaller this year than in previous years because the stocked fish were smaller than in previous years.

All other line-items were left the same or adjusted slightly to match expected needs for 2022.

There was general discussion over concerns about the annual growth of the budget; however, after a quick review of the previous 10 years of budgets, our budget is not growing without justification. The main factors in budget growth in the last few years are: (1) The dissolving of CMIRRA increased the GRHOA budget due to costs being passed onto our single subdivision that historically had been spread across all the lots in the CMIRRA umbrella (e.g legal, insurance, supplies/postage, and administration). (2) The Ditch and Inlet Maintenance Project. (3) The need to have and manage a website.

After all discussion and clarifications, The Board Proposed 2022 Budget passed unanimously.

Note: The current cash balance on hand for GRHOA is \$26,737.

Old Business:

- Creekside Angling & Environmental LLC completed the work on the Ditch and Inlet Maintenance Project in December 2021. In addition to the Head Gate and its materials being fully replaced, work was completed to maintain Clark Stream’s Point of Diversion by cleaning up beaver dams, creating an access point in and out of the headgate/Clark Stream Point of Diversion area for future maintenance, and reducing access to building supplies for the beavers. Beavers will return, but this work will lay a foundation to encourage the beavers to take their handiwork elsewhere, while also creating easier access for future machine based maintenance on the GRHOA waterway. There was also discussion around how to remove beavers physically from the area, but no conclusions or plans were formulated.

New Business:

- Haying wasn’t the same in fall of 2021 as previous years. The lots off of Arapahoe did not get hayed. This will be investigated and sorted out for 2022 hay season. Remember, if you have a lot that is getting hayed, it needs to be clear of all rocks, debris, and other obstacles so that the haying equipment does not get damaged.
- Covenants Update was discussed and is the major Board project for 2022. The general goal of the Covenant Update/Rewrite is to protect the collective values of the owners in GRHOA and to keep the new covenants as close as possible to the intent of the original covenants while also updating to protect those collective values.

- We have only 1 un-paid 2021 property assessment in GRHOA. Thank you to everyone who pays on time and in full, you keep our neighborhood running!

Election & Board of Directors Terms

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

No one is leaving The Board at this time.

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 remain on the board beyond their term.

General Discussion

No other general discussion beyond what is already mentioned above.

Meeting adjourned: 8:16 pm

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