



RMEOA1@gmail.com

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December 10, 2016 RMEOA Board Meeting Grand Lake fire house 9:00am to 10:30am

Attendees: Len Verhoven (Pres), Mike Monley (VP and acting Secretary), Marty Nicoulin (Member at Large), Ralph Chiarella (Treasurer) via phone.

1-Ralph reviewed the HOA finances as of Nov. 30,2016. The HOA is still in a strong financial position. The HOA only has 4 past due accounts. The HOA currently holds \$4,000 in refundable deposits as there are 2 houses currently being built. The board reviewed the 2017 budget and voted to increase the amount budgeted for accounting to \$1,500. The board voted to increase the amount budgeted for snow plowing to \$5,000 and reduce the weed control to once a year instead of twice in 2017.

2-Review our Design Review Process.

Len would like the ARC to share updates and blue prints with the board for approval before final approval is made moving forward. Marty has been working on changing and updating the instructional letter for new home construction that explains the process more clearly. Marty will continue to revise the letter and send out to the board members for final approval then it will be posted to the HOA website.

3-Fence replacement Quote

Len has acquired a quote to finish the fence along Grey Hackle from Clive. The tentative plan is to continue to work on getting those old cars parked across the fence removed then finish the fence in Summer/Fall of 2017.

4- Board member status.

Pam has resigned from the ARC committee and the board will be appointing a new member at the next board after the Annual meeting.

At the annual meeting there are 3 positions available on the HOA board. Len, Dennis and Ralph have all expressed interest in continuing on the board for another term. As of the board meeting there are not any other HOA members who have expressed interest.

5- Summer homeowners gathering/party

Dennis was working on a summer homeowners party. The board plans to ask at the annual meeting if any other HOA members are interested in volunteering to help organize this.

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6-Fire Dept. House number signs status

The board discussed using reserve money in the budget to purchase reflective GL Fire department approved house number signs for all existing houses at a cost of \$35/sign. It was decided to add it to the annual meeting agenda to see if homeowners would be interested in installing these signs.

7-RME-sign Landscape Quote

Len has acquired a quote to add some weed barrier and rock around our HOA entrance sign.

8-Review and prepare for our yearly property owners meeting on Jan-21-2017

The board reviewed the letter that will be sent out to all HOA members on December 21, 2016 and made updates and changes. The board reviewed the 2017 budget and made updates and changes, the board reviewed the annual meeting agenda and made updates and changes.

10-Review our new road snowplowing vendor change.

ATH (Todd Hammerlund) has quit snow plowing for the HOA so the new plow company is Native Sons Service and Ben Lynch is the new point of contact. Ben is interested in plowing for homeowners who would like that done. If any HOA member would like to contact Ben at 970-531-2081 they may contact him directly and obtain a quote.

11-Misc. items.

The board decided it would be beneficial to ask Donna Ready to attend the annual meeting and give the HOA an update on the real estate market in Grand County and our HOA in particular.

12-The next board meeting will be Sat. Jan. 21, 2017 before the annual meeting. The annual meeting takes place Sat. Jan. 21, 2017 at the Grand Lake Fire Department at 10:00am.