

DRAFT MINUTES
Annual Meeting
Knolls Master HOA

Monday, November 11, 2024, at 6:30 pm

First Presbyterian Church Room E-11 Corner of 27 1/2 Road & Cortland Grand Junction

WEBSITE: www.knollsmasterhoa.com

Secretary Jeanne Reporter opened the meeting by introducing the Board members: Don Gutentag, President; Randy Miller, Vice President; and Ron Makela, Treasurer.

A Quorum of 21 was achieved: 15 owners in attendance with 12 proxies.

The Minutes of the 2023 Annual Meeting were approved.

Treasurers Report

Ron Makela reported the national standard for HOA operating account balance is 3-6 months of available funds. We are right at 3 months of available funds. Mailed in October to each owner is the 2025 budget. The budget reflects an increase in annual dues from \$100.00 to \$850.00. Billings will be prepared and mailed in late December 2024; payment is due by January 31, 2025. Our 2025 budget reflects the increased operating expenses of landscaping, insurance, accounting, and electricity costs. Due to growing maintenance expenses in some categories, new line items were added to the budget: Tree Maintenance and Irrigation System.

Knolls Master HOA and Ravenna Hills HOA share common area expenses, which you can view on our website. Click the link: Shared Cost Agreement. The Knolls Master Association consists of 104 owners. Ravenna Hills HOA consists of 41 homes located on Cortina Court, Fernwood Court, and Sparrow Court, where landscaping for all 41 homes is provided by the Ravenna Hills HOA. Both HOAs are accruing funds each year for pond dredging in 2027-2028.

Ron also reported that we will budget for the Capital Reserve Study, which will begin in 2026.

The 2025 Knolls Master Budget was Ratified.

Old Business

Fences: President Don Gutentag reported that the fence along the walkway between Piazza and Ridge Drive has been painted. The Flower bed is slowly being improved with year-end available funds.

The only approved color to be used throughout the neighborhood is Sherwin-Williams exterior solid stain color called "Monument." This is not an official Shirwin Williams color. The paint color is on file at any local Sherwin-Williams store. The name "Monument" designates the Knolls HOA-approved color. Please abide by the CCR requirement.

Policies & Procedures and FAQs: both on the website, were updated to reflect the new state mandates and approved CCR revisions.

Irrigation: Don reminded the owner that the entire irrigation water supply is separate from the city water supply. Each year, the collective irrigation water supply must be methodically started up, operated, maintained, and then shut down to prevent freeze damage. Signs will be placed at each entrance to the neighborhood around the 3rd week in October, if not sooner (due to a hard freeze threat), to shut off your irrigation. Failure to turn off your own irrigation can result in damage to the entire system during the winterization process. We cannot emphasize this enough. Please help us eliminate additional maintenance costs.

Don Gutentag also reported that in the spring, after the irrigation water fills the ponds, we will wait one week to give the silt time to settle to the bottom, so we are not pumping it through the system. He also reminded owners that too many are over-watering.

Architectural Control: If you are planning to paint your home, renovate, change, or improve your property, the CCRs require prior approval from the Committee. The application form can be found on the Knolls website www.knollsmasterhoa.com. Or email CIC Management at admin@cic-hoa.com.

New Business

New Architectural Committee Volunteers were acknowledged - Andy Mohler and David Waite.

Jeanne reported that the CCR revisions will begin in 2025. Committee members needed.

One of the state mandates in 2023 is for HOAs to provide guidelines for xeriscaping. Jeanne reminded everyone that the Architectural Control Committee must approve any changes to landscaping.

Don Gutentag thanked all the owners who helped this year in our community.

Open Forum for Owners

- Discussion on how to remove cattails in the ponds.
- Questions on the rules for barking dogs, trailers in the streets, and signs in the front yard or at the entrances.

Meeting adjourned at 8:15 pm