

HENDRICK RANCH HOMEOWNERS ASSOC.

ANNUAL MEETING

ZOOM Meeting

October 24, 2024

In Person Attendance: Peter Brennan, Amanda Wagner, Allison Cryns, Adam Gordon, Lance Luckett, Cari Potter, Erin Anderson, Derek Franz, Neal Henley, Greg Noss, Eric Lamb, Steve Avery, and Mark and Linda Giesecke.

Online: James McGuire, Barbara Adams, Lindsay Mills, Dustin Steerman, Ryan Grow, Micah Mills

Call to Order: Peter called the meeting to order at 7:00 pm.

Determination of Quorum: Yes, 45 proxies plus 19 in attendance/on zoom, for a total of 64 lots represented.

Enforcement Issues:

Ben Yorty, Carbondale Police Department Ordinance Officer
970-987-2882 (non-emergency line for parking/animal nuisance/complaints).

Towing: Unfortunately, there are only 3 tow companies that service the valley - one is not responsive, one has a truck out of commission, the other is from Rifle, thus difficult to coordinate the towing. Vehicles and trailers are considered abandoned after 72 hours on public right of way. A vehicle without tags will be cited and can be towed after a month. Calling in may help PD respond faster. Ben is providing education when talking to drivers in passing on patrol, or after towing. People are welcome to call in and ask for information. Municipal code doesn't state how far they need to move. A 72-hour warning can be added for a clearly broken-down car. Attendees suggested a community email with ordinance information be sent out.

Bears: There are a significant number of bears in town, RVR does not have a major issue. Trash cans need to be in an enclosure or behind a fence. It cannot be out in the open. Bear resistant containers can be left out. Mountain Waste can provide bear resistant containers, but cost than normal cans.

Follow up comments:

- Safety concerns about parking too close to intersections on Holland, at Montessori School, near pumphouse. Ben responded that he can enforce, with citations, parking limits within 20 ft to corner, 10-15 near a cross walk. Please call it in.
- What would it take to get striping, especially around schools? Ben suggested bring it to Town meetings, every other Tuesday at 4 PM.

- Utility boxes at Holand and Main St. placement and tagging. Those tagging were caught.

Approval of Minutes: Peter made a motion to approve the Annual Minutes of October 19, 2023, seconded by Amanda and the motion passed unanimously.

Financials: Question regarding irrigation expenses, Peter explained that there were several breaks, equipment rentals, etc. Topic will be covered by the Pump House Committee. Dues have been increased to cover costs. There may be a need to increase reserves in the future if major work needs to be completed.

Question about camera inspection of the water lines, Peter explained that it may be considered, but currently not convinced it would yield enough detail. Additional suggestion to line the pipes. Pete added the HOA has insurance in the event of a major problem.

Peter made a motion to approve the financials, Eric seconded, and the motion passed unanimously.

Committee Reports:

Architectural Review Committee: There were a few proposals, including fences, solar, sheds. Minimal activity. There is a current request for a solar install. ARC review is needed to move forward with the Town for approval.

Pump House Committee: We pump water 165-175 days per year, pumping water 93% of the time. Once water passes the pump house it must go to the river. This season we were at 88%, 16 days down for repairs, and 3 days water too low to pump. In 2023 we had no major leaks or repairs. Dues go toward the provision of the water, not the actual cost of water. There is a contract with Basalt Water to supplement domestic water use.

Old Business:

- Enforcement issues covered.
- Reminders to maintain trees near sidewalks, follow parking ordinances, parking boats and trailers in driveways is also subject to a 72-hour limit.
- Parking in front of mailboxes limits the mail carrier's access to deliver mail. Suggestion regarding a cluster mailbox alternative to increase parking in the neighborhood.
- The HOA and Peter rely on the residents to self-police and communicate, please keep it up and be respectful.

New Business:

- New signs regarding dogs on the soccer field, residents took issue and requested them moved. Others voiced concern with some specific local dogs. Pete invited them to contact him and discuss.
- James Maguire mentioned the fines listed in the HOA rules and regs are not in compliance with HB-1137. This will be added to the next board meeting for a topic of discussion.

Election: Peter made a motion to re-elect all the current board members, Carrie seconded, and the motion passed unanimously.

Adjournment: Peter made a motion to adjourn the meeting at 7:51 pm, Allison seconded, and the motion passed unanimously.

Respectively Submitted,

Allison Cryns