

# REDSTONE HOMEOWNERS ASSOCIATION

## 2022 Annual Meeting

The meeting was held virtually on Thursday, December 1, 2022 at 6:30 P.M.

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### -Minutes-

1. **Call to Order:** The meeting was called to order at 6:35 pm
  - a. Roll Call and Declaration of Quorum (25% of all homeowners/ 3 owners). With six owner households in attendance or by proxy, a quorum was reached.
    - i. BOD: Mel Keeler (827), Carly Rietmann (831), and David Burns (823)
    - ii. Owners: Marc Recht (825), Jennifer Lee (829), Jeremy Rietmann (831)
    - iii. Proxies: Sharon Evancho (841) to Mel Keeler
    - iv. Others: Matt Hayden of Elevated Colorado Management
  - b. Proof of Notice of Meeting: The notice to all homeowners was emailed on November 23.
2. **Consideration and Approval of the Minutes** - 2021 Annual Meeting, November 30, 2021
  - a. A motion was made and passed to approve the 2021 Annual Meeting Minutes.
3. **Business**
  - a. Old Business -
    - i. Alley work was completed this summer involving sunken and raised asphalt areas as well as aligning the concrete drain pan. The work cost is expected to be split with Eagle Ranch Master Association.
    - ii. Firewise's fire risk evaluations are being used to qualify the association for a Eagle County grant of \$7,500 to be used to mitigate some of the identified fires risk areas of the HOA. If the association is deemed to qualify, the funds will be used in conjunction with reserve funds earmarked for landscape refurbishment. The first phase of this project will be to remove the juniper shrubs from the plant beds and to replace the bark mulch around the buildings with crushed stone.
4. **Financial and Budget**
  - a. Review of 2022 financials- Surplus of nearly \$5,000 is anticipated for year-end 2022. This will be split to offset the increased cost of the dues and to contribute to the reserve fund.
  - b. Review of Reserve Projects Schedule- Landscaping refurbishment is scheduled and will be included in the Firewise program if the HOA qualifies for the Eagle County grant.
  - c. Consideration and approval of 2023 Budget- There was a discussion around the snow removal of the association. In an effort to save the association money and to keep the 2023 dues lower, the Board elected to ask residents to shovel their

own walkways, sidewalks and driveways. However there was concern about all sidewalks being cleared in a timely manner and the possibility of legal exposure if someone were to slip on an icy section of sidewalk. As a result, the full snow removal was added back into the contract.

- i. Management will seek this to be reinstated with the current snow removal vendor, if possible.

**5. Board Election of Officers**

- a. Current board member David Burns's term is expiring. He is standing for reelection
  - b. With no other nominees received, David was reelected to another three-year term on the Board of Directors
- 6. Adjournment :** With no further business to discuss, the meeting was adjourned at 7:36pm.

DRAFT