

# Horse River Ranch Homeowners Association

## Board of Directors Meeting Minutes

September 24<sup>th</sup>, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 4:00 pm MT. This meeting was held via ZOOM.

**Bill Gavenas** asked for a roll call of membership present:

Bryan Tutor (BT) – Board President - **NOT PRESENT**  
Jason Mills (JM) – Board member - **PRESENT**  
Jerry Burgess (JB)– Board member - **NOT PRESENT**  
Stephen Mabry (SM) – Board member - **PRESENT**  
Bill Gavenas (BG) – Crested Yeti Property Manager

Quorum was established.

### **Proof of Notice for Meeting**

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on September 11<sup>th</sup>, 2024. The meeting was properly noticed.

### **Property Managers Report**

Gate 2 is still not functioning properly. Kaylor Fencing is preparing a proposal for fixing/replacing parts of the system but are not responsive to requests to engage or start the repair.

Alpha Building Solutions (grass cutting vendor) is now maintaining the garden by the entrance of Gate 1. Simple removal of weeds. Aspen growth, etc.

### **New Business**

#### **Current 2024 financial status**

- All dues have been paid. Financially HOA is strong.
  - Operating Account balance: \$63K
  - Reserve Account balance: \$17K

#### **2025 Budget review and approval by board**

- BG and the board reviewed the proposed budget, made changes to the assumptions and updated the proposed 2025 budget. This budget has dues for each lot remaining \$1200 per year.

**MOTION 1:** JM made the motion to approve the budget and present it to the general membership. This was seconded by SM.

**Unanimously approved.**

## **General membership meeting preparation**

- The general membership meeting has been scheduled for 1 October 2024 at 18.00. The location is set for in person participation as the University Center at Western Colorado University. Zoom is also available.
- Topics from homeowners to add to agenda: Easements (R. Ewing), Fence Repair and upkeep (Cillessen), Continuation of committees (Board), Thistles & grounds maintenance.

## **Other actions**

**ITEM 1:** James Talbot has prepared and released the 2023 hay distributions. BG to share with Steve Crittendon for payment.

**No other new business was brought forward.**

## **Adjournment of Meeting**

- JT made a motion to adjourn the meeting.
- Seconded by SM

**Unanimously approved**

Meeting closed at 4:50 PM MST