

The Ruth HOA Annual Meeting Minutes

2024-01-11, 7 PM MST, in the cloud (zoom)

Attendees:

- Tony Krezel (Board)
- Jacob Hummel (Board)
- Rachel Christensen (Welch Randall)
- Eric Grotepas
- Cali Hyde
- Melanie Klein
- Jeff Leonard
- Amraa Bittar
- Tara Horton
- A quorum of the board was present.

Next Meeting: date and time TBD

Minutes

Review of Balance Sheet

- * Total Assets: \$120,688
- * Reserve: \$34,967
- * 1 owner with small delinquent payment

Review of HOA board documents on website (Rachel)

- Certificate of insurance
 - Master insurance policy for damages in excess of \$5000
- Reserve study review

Property Report (Tony)

- May need to look at upping Dues because of inflation
- Xeriscaping of park strip completed
- Looking at addressing sinkholes in driveway
 - significant cost; will need to be budgeted
- Need to address trash area (rebuild of fencing)
- **Railings**
 - Similar railing at another CW Urban property failed and someone fell
 - Exploring costs & legal options for addressing faulty railing design
 - Unlikely to pursue lawsuit or engineering study due to cost
 - Verbal consensus from community to just address out of pocket
- Plastic fittings on toilets.
 - Quick fix; worth replacing with metal fittings for peace of mind.
- Landscaping
 - When refresh happened this summer, landscaping along the interior sidewalk and green space was neglected.

Board Elections

- Jacob and Chantell stepping down
- Eric and Amraa volunteer to serve on the board
- Eric and Amraa elected by verbal consensus

Welch Randall Management

- Community noted appreciation of new management company. Everyone has been very happy with the change.