

# Twenty Four

RECORD OF PROCEEDINGS  
Tuesday, December 28, 2021– 8:00 A.M.

## ANNUAL MEETING OF MEMBERS TWENTY FOUR ASSOCIATION

A meeting of the Association Members of The Twenty Four Association of Garfield County, Colorado was called and held on December 28, 2021, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

**ATTENDANCE** Participating via Zoom: Dan Friedman, Treasurer; Richard Myers, Declarant and President; Bob Moore of Realty Capital-Declarant; Seth Beers and Randy Rice, Directors/Owners; John Abrams, Barbara Tatge, Jim Lytle, Tish O'Keefe, Sam Kaufman & Diane Doolittle, Owners. Participating in person were Meddi Hogg, Owner and Brian Leasure, Association Manager. Proxies from owners Hewett & Kaufman (holder Beers) were received by management prior to the meeting.

**CALL TO ORDER/QUORUM** Manager Brian Leasure called the meeting to order at 8:00 am. There was a quorum of members representing the conduct of business.

**CONSIDERATION** Minutes of the 2020 Annual Meeting were approved as written. These will be posted to the RVR website: <http://www.rvrma.org/library/neighborhood-associations>

**BUDGET REVIEW** Treasurer Dan Friedman led a discussion of the draft operating budget he had prepared with management which was mailed to all members. Items of note were:

- Went over beginning and ending balances in each account. The balance sheet as of the end of December 2021 indicates (round figures) \$86,000 as total owner's liability and equities. On track and dues have been paid by all homeowners.
- Overall expenses came in under budget around \$22,000.
- Options for under budget funds: Refund to homeowners, apply to 2022 budget to reduce dues (as currently reflected as surplus in reports), or move to the reserves account. After discussion and the potential of inflation impact, the additional 4 units coming in, landscaping, and insurance costs associated with that, it was the decision of the board to keep operating dues the same for homeowners, move \$15,000 surplus from operating to reserves account and approve a \$40,000 contribution to the reserve fund.
- There being no further questions regarding the proposed budget, Brian asked for a motion to ratify the budget as presented. There was a motion and second, with all in favor, including proxy votes held to approve the budget for 2022.

## NEIGHBORHOOD CONDITIONS AND CONCERNS

- Association Manager updated on new construction in the neighborhood. Current construction is planned to be finished by Spring with Buildings 2. Building 5 should be completed by the end of January 2022.
- Plan on working more extensively with the landscaping and mulching this year.
- Concerns were mentioned about sprucing up the entrance island. Once construction starts winding

# Twenty Four

down, Richard Myers mentioned he and Bob Moore will work with a landscaping architect to design the area along with the sign. The developer has offered to take on that cost.

- Another discussion was started about possibly changing the name of the area. Currently the association is legally known as Twenty Four HOA, although the neighborhood has been known for years as Fairway Residences. A homeowner suggested a name change. If anyone has a name suggestion to please forward them to Brian and he will share with the board.
- Staining of another building has been budgeted and will be done this Spring along with staining of decks at 3760, 3780 & 3800.
- Director Myers mentioned instead of a professional reserve study he would ask his current builder to look at each building and see what he thinks needs to be addressed over the next 5-10 years. More of a practical reserve study and cost estimate for the board to determine. Seth mentioned he will do some research into having a professional company do this. It was agreed by many and feel it is necessary to investigate this for property values.
- Brian started a discussion along the lines of last year's meeting about rules with AirBnB/VRBO rentals in the neighborhood, possibly implementing a 30+ days rentals minimum. Director Myers asked Brian to send out Aspen Glen's covenants based on rentals and will email homeowners what he finds and start that discussion.

## NEW BUSINESS

- Meddi at 3760 mentioned she would like to have 1 large spruce, 1 deciduous, & an Aspen removed. The process to have any tree removed is to begin with RVRMA for approval, which will need to be approved by the DRC. Then the board will approve/deny. It was agreed with the board that it will be considered a landscaping expense and will be the responsibility of the HOA. Scheduling will need to be in the Spring.
- Seth at 3480 mentioned that the grass in the back yard at 3500, is having a hard time growing. Brian suggested moving to 3 fertilizers and will stay on top of that.


## ELECTION OF DIRECTORS

- 1 position up for election; Director Rebecca Everitt (developer/declarant)
- With construction coming to an end this coming year, all present Directors were willing to continue to serve and the declarants will step down if voted out next year.
- 3 positions will be up for election in 2022: Bob Moore (Vice President/Developer), Director Rebecca Everitt (developer/declarant) and Director Seth Beers.
- There was a motion and second, with all in favor. Richard Myers remaining President, Bob Moore Vice-President, Dan Friedman-Treasurer only, Director Rebecca Everitt, Director Seth Beers, and Director Randy Rice.

**ADJOURNMENT** there being no further business to come before the Board the meeting was adjourned at 8:45 a.m.

Respectfully submitted,  
Aimee Luther  
Office Manager

THE TWENTY FOUR ASSOCIATION



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Richard Myers  
President