

Terra Ridge HOA Meeting – 12-09-2023

I. Roll Call

In attendance:

Sign in sheet

II. Budget/Balances

Cash basis – only what has been received this year

Insurance covers liability

Budget approval motion to approve by Tia as proposed, unanimously approved

Discussion on raising HOA dues

 Largest expense has been legal fees

 Water fees

 Tax Returns

 Doc will see if his accountant will do it for a smaller fee

 Maintenance

 Bruce has been doing the lights

 Website

 Domain and hosting fees

 Chris has been maintaining

 Annual dues are very low. Suggested \$25 a year increase for additional liability insurance for the common areas.

 Bill made a motion to raise dues \$25 a year, Frank seconded it. Next year, dues will be \$150.00 next year.

 Able to take donations

 Can do a special assessment

 Research to be done by new VP

III. Reading of Minutes from Last Meeting

Sheila read the meeting minutes from last year

IV. Election of VP and Member at Large. Current positions held by: Ron VP, Chris – Member at Large

Voting Results:

Eric Mikusca – Vice President

Mark Zamora – Member at Large

Susie Wiste – Architectural Committee

V. Old Business

a. Shay Miles

County does not override our covenants
We would have to litigate
Can levy fines, max amount \$500 per lot
HOA issues can be resolved in small claims court
Ask the court to order him to stop
Recuperate attorney fees
If we want to pursue, we proceed with legal actions
As an HOA, what do we want to do?
 Discussion on other access points
 Concern about property values being affected in the cul de sac
 Discussion on going to small claims court
Violation road in the two lots without approval.
 Crossing the equestrian easement
 Motion to send a formal letter to recuperate attorney fees
 Vote Results
 In Favor – 8
 Nays -3
 In favor of 2 letters – one for attorney fees and one for violation of the
 equestrian easement

b. Update of Flying Horse North

VI. New Business

Parking issues
Rental is acceptable. The board can request a copy of the lease
Lighting can be a nuisance
 Go talk to the neighbor
Northgate is experiencing car break ins and theft.
Bruce is on the neighborhood watch.

VII. Discussion

VIII. Adjournment

Meeting adjournment at 11:45