



Sunset Mesa Homeowners Association

Email: SunsetMesaHOA@SunsetMesaHOA.com

Website: SunsetMesaHOA.com

Annual Meeting 4:30 pm at East Library on September 2, 2021

Directors

Karen McVay, President

Wanda Kimbrell, Secretary

Lois Enger

Cheryl Nygaard, Vice-President

John Simons, Treasurer

Candace Ourada – not in attendance

Karen McVay called the meeting to order at 4:30 pm. Dues paying members totaled 102 at the date of the meeting. The quorum minimum established by the by-laws is 25% of the voting members which would be 26. Homeowners attending totaled 31.

John Simons gave the Treasurer's report. There was \$317 in the savings account and \$1,891 in the checking. There were 126 dues paying members out of 205 households for the year ended August 31, 2021. There are three empty lots owned by the individuals adjacent to them.

Lois Enger, ACC member, gave an update on the ACC and the procedures, responsibilities, and job description for the members of that committee.

Wanda Kimbrell, ACC chair, spoke of the Colorado statutes that support maintaining the beauty of the neighborhood including weed control, snow removal from sidewalks and responsibilities of property owners relating to diseased trees. She also provided an update on the refurbishing of the Boulders signage and the Sunset Mesa signage project that is ongoing. Erik Tjelmeland generously offered a donation of rock for that area.

Cheryl Nygaard introduced the three candidates that were interested in running for Director: Maureen Cullen, Tim Budzon and Esther Lewis. Each spoke of why they felt they could have a positive impact, and the desire to enforce the covenants and keep the neighborhood beautiful. Nominations from the floor were then taken. Doug Collie nominated himself and Rob Ramsey, who was not present. Jon Jacoby nominated himself. Doug spoke of unifying the neighborhood and Jon spoke of the need for unity and perhaps some parking rules.

A motion was made by Pat Tjelmeland to accept all nominations and Gail Wise seconded that motion. Motion passed by voice vote.

Speaker Bruce Barron was introduced as a former HOA consultant for CONO and spoke how HOA's can be a constructive contributor to build good neighborhoods. He also spoke of the weaknesses of voluntary dues versus mandatory dues. After his presentation, Wanda Kimbrell announced that two of the candidates for Director were not current on dues which would disqualify them from being a member in good standing and therefore could not be a Director. She asked for Doug Collie and Rob Ramsey to see the Treasurer to become current.

Steve Schleiker, County Assessor and spoke on property tax increases and how to challenge those. He is running for County Clerk and Recorder and would work towards a better voter validation process.

New neighbors were given a chance to introduce themselves: Carol Medina and Sami Luif.

The meeting was adjourned at 6:20 pm. Minutes by Wanda Kimbrell, Secretary Sunset Mesa HOA.

