



Deerfield Park Homeowners Association

A meeting of the Board of Directors for Deerfield Park Homeowners' Association was held on March 18th, 2025 at 6 PM.

Call to Order:

The meeting was called to order at 6:03 PM by Laura Brown.

Roll Call

- Tanner Gianinetti (Present)
- Ken Headrick (Present)
- Charles McClees (Absent)
- Jim Smith (Present)
- Laura Brown, HOA Manager Property Professionals (Present)

Quorum:

With 3/5 board members present, a quorum was established.

Sales Stats Presentation

Management Provided Board members and Owner present with some recent sales data for homes within Deerfield Park HOA provided by Lindsay Jewell.

Approval Action Items:

- A motion was made by Ken to approve the meeting minutes from October 10th, 2024, Board of Directors meeting and seconded by Tanner. No discussion. Passed unanimously.
- Management provided Board members with a copy of the proposed management contract for 2025. Management confirmed that pricing and scope of work will stay the same.
 - A motion was made by Jim to approve the contract as written. Seconded by Ken. No further discussion. Passed unanimously.

Board of Directors Update

- Charles McClees sent his official resignation via email to management on 3/17/2024. That seat is now vacant until the Board appoints an owner to that position, or it is filled at the next election.
- Management provided the Board of Directors with quarterly education, including a link to track the 2025 proposed legislation specific to HOA and collections, a slideshow from DORA titled Board Member Roles and Responsibilities and another slideshow related to Lien and Community Associations.
- Management provided the Board of Directors with the proposed landscaping and irrigation contract from Daly for the 2025 season. Pricing comp from previous year - \$7982 (2024) and \$7997 (2025) for weekly mow service, general landscaping, and irrigation services. Jim states that there were a lot of leaks in the system last year and the common areas were still soggy. The Board would like to continue to reduce watering as much as possible.

- A motion was made by Tanner to approve the contract as written. Seconded by Ken. No further discussion. Passed unanimously.

Management Update:

- Management presented the Board of Directors and owners present with 2024 YE Financials.
 - Balance Sheet
 - Operating (\$11,676.07)
 - Reserve (\$3661.85)
 - Delinquencies = \$5639.75, which includes 2024 dues.
- Management presented the Board of Directors and owners present with the 2025 YTD Financials as of 2/28/2025:
 - Balance Sheet
 - Operating (\$24,711.72)
 - Reserve (\$3637.76)
 - Delinquencies = \$21,691.19 (includes 2025 dues)
 - OUTSTANDING = \$8555 (10 Owners)
 - PENDING COLLECTION STATUS = 4371.54 (3 Owners)

*** All Owners are currently receiving delinquency letters in accordance with the collections policy and CCIOA. All Owners are offered an 18-month payment.

- Management provided the Board members with a draft copy of the budget for 2025. Using prior year expenses and confirmed contracts for this year, management created a budget based on keeping dues at \$360/unit, increasing reserve contribution, and providing \$5000 in alleyway maintenance.
 - Tanner stated that this is a “bare bones” budget and is not sufficient to adequately support the upcoming maintenance of the alleyways that are deteriorating. He would like to see at least a 4% increase in dues to keep up with inflation. Tanner would like to finalize a plan to contact vendors for pricing for alleyway maintenance. He would like to see recommendations from professionals on proactive maintenance who have experience with underground water and drainage.
 - Alicia offered to reach out to the City’s engineer for their guidance and recommendations on contractors.
 - Management will reach out to at least two asphalt contractors for an estimate for alleyway maintenance.
 - Jim stated that several neighbors have approached him about the lack of code enforcement in the community as it relates to personal property and landscaping. If dues were increased without offering tangible action by the HOA, residents may be upset. He agrees that the alleyways are an issue and continuing to defer maintenance can be costly. He recommends Lion Paving out of Silt.
 - **All Board members would like additional time to gather estimates to include in the budget. The Board agreed to schedule a follow up meeting on 4/22/2025 at 6 PM to review estimates and approve a budget that is in alignment with the capital projects and goals for this year.**



Committee Update(s)

- 426 Evergreen – Application for fence installation (Approved)
- 450 Columbine – Application for fence installation (In Review – pending additional documentation related to color and transparency).

Old Business:

No old business was presented this time.

New Business:

None presented at this time.

Owner Open Forum:

- Kathleen Bock, representative of 372 Columbine, wanted clarification on the street parking. She received a letter from the HOA regarding street parking and the vehicle belonging to her neighbor. Kathleen expressed interest in becoming a Board member.
 - A motion was made by Ken to appoint Kathleen to the vacant position on the Board. Seconded by Jim. Passed unanimously. – (MOTION AMENDED FOLLOWING THE MEETING, CONFIRMATION OF LEGAL OWNERSHIP).
- Alicia Gresley offered an update from the City of Rifle's "Adopt a Trail" Program and would like to see if the Board and owners would like to be part of the program to assist in maintaining the walking path near the community. The City would install a sign recognizing the HOA and the residents and it would be a good opportunity for neighbor to get together 4 times per year to help keep our community tidy. She stated that the City has installed some electronic signage along Acacia that can collect data on speeds specific to our area. The City has plans to install a sidewalk along Acacia near Wamsley, which is expected to begin soon.

Adjournment

There being no further business to come before this meeting, it was motioned by Tanner to adjourn at 7:22 PM. Ken seconded the motion. Passed unanimously. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals