

WATKINS FARMS HOA DRAFT OF MEETING MINUTES

SEPTEMBER 22, 2010

BENNETT FIRE HOUSE

BOARD MEMBERS PRESENT:

Marty Srodawa
Rich Pepe
Lacie Pacias
Lori Hasty

Guests:

David Nettles, Assist Division Engineer, Division of Water Resources
Brent Schantz, Water Commissioner, Division of Water Resources

Mr. Nettles and Mr. Schantz attended the meeting to provide an explanation of the water decree for Watkins Farms.

Per the decree, we are allowed to have no more than 4000 sq ft irrigation per well. HOA are required to submit an annual report with the water usage per well. We have been submitting this quarterly which is okay per Mr. Schantz. Mr. Schantz had indicated that he preferred the reports to be submitted by the HOA and not by individuals. Mr. Schantz had requested that the well permit number be included in the water usage report.

If it is determined that water usage is over the limit, the commissioner will advise the HOA. If the HOA is unable to resolve the issue with the homeowner, then the commissioner will contact the individual homeowner and discuss the issue. If necessary a cease and desist order can be issued. If this is complied with, then fines can be issued up to \$500.00 per day.

Water harvesting is not allowed at this time without a permit.

Mr. Nettles provided a slide show of the water basin area and the usage is based on 100 year aquifer life.

If you want to contact Mr. Nettles, his number is 970 352 8712, Mr. Schantz 970 522 5390.

Thank you to Mr. Nettles and Mr. Schantz for attending meeting.

Regular Meeting:

There was a concern about the common area, that it might need another mowing due to the dry weather. Marty Srodawa to contact Hawkins Brothers regarding additional mowing. Rich and Jose volunteered to walk the area again.

Dave T brought up discussion of using management company vs self management. Per Dave T, felt that the board was doing well and to stick with the vote of the community. It was also discussed that if needed, we would review the need for a specialist for any particular item of concern such as attorney or accountant.

Covenant control was brought up as an issue. It was agreed that discussion are necessary for guidelines and how to enforce the issues. Covenants issues to be reviewed and discussed on priority basis.

Status on the arbitration issues wit attorney. Currently, there are no issues. The concern was the website which has bee fixed.

New Business

Concern was made by Larry Roberts regarding the motorcycle riding in the area by neighboring homeowners. Concern about the dust and killing of grasses caused by the riding. Also the noise was brought up as an issue. Larry did indicate that the parties involved were riding on their own property and not the common areas. Larry also indicated that he felt that covenant control is broken and he would like to see some improvement. Mr. Roberts also mentioned the savings he is experiencing regarding the use of the solar system. His electricity bill has decreased substantially.

ARC

Kris Srodawa provided report on the McDuffie house, 3900 sq ft house, plans have been reviewed and the ARC will have a meeting with the owners again on 9/23/10 in the basement of the Bennett Fire house.

The meeting was adjourned.