

# WATER VALLEY MASTER ASSOCIATION ANNUAL MEETING MINUTES

October 24, 2011

The Annual Meeting of the Water Valley Master Association was held on Monday, October 24, 2011, at the Windsor High School Fireside Room at 7:00 p.m. There were thirty-three (33) Unit Owners in attendance and three Water Valley Master Association representative including Mr. Martin Lind, President, Mr. Curt Nesburg, Water Valley Master Association Representative, and Ms. Laurie Wickstrom, Secretary. Each Unit Owner in attendance was given a packet that included the Meeting Agenda, A copy of the October 25, 2010 Annual Meeting Minutes, a copy of the 2011 Budget, a copy of the Balance Sheet ending December 31, 2010 and a copy of the Profit and Loss Statement for January – December 2010.

Mr. Curt Nesburg, Water Valley Master Association Representative, introduced Mr. Martin Lind, President. Martin advised everyone that he had to be a Town of Windsor Board Meeting that was taking place at the same time. He said that he would make his "State of the Union Address" and then open the floor up to questions.

Martin discussed the following issues:

- There have been 21 permits pulled in Water Valley in 2011.
- Windsor is #1 in Weld County for permits. Windsor has more permits pulled for 2011 than Fort Collins, Loveland, and Greeley.
- With the new construction taking place in Water Valley property values will go up.
- Building permits in Water Valley were worth \$100,000.00 more per permit than surrounding areas.
- Poudre Valley Health Systems Medical Fitness Center has more tenants. Poudre Valley Health Systems has invested in Windsor and has a "State of the Art" facility.
- Noble Energy will be coming to the area and it is projected to employ 400 people. These people will be looking for a place to live, which is good for Water Valley.
- There are only 6 foreclosures left in Water Valley at this time and 3 of them are residuals from the New Frontier Bank collapse.

Martin opened floor up to questions as follows:

- 1) Q – What is the status of the green belt area located on East Seadrift Drive and Seashell Court, which accesses Eagle Lake?

A – Martin pointed out that Water Valley is one of the only communities with a developer that is on site every day. We mow vacant lots and open space areas in Water Valley South keeping Water Valley looking nice. No other development does this. That area was seeded with Colorado native grass, which did not germinate as anticipated due to our unusual weather conditions. Martin advised that the Poudre Tech Metro District will revisit the matter next spring.

- 2) Q – What is happening with the south shore of Eagle Lake?

A - That is part of the Lighthouse Point Condominiums. There is a new developer that is scheduled to close on that property in November. They intend to build a clubhouse and boat dock near the existing pump house. We look forward to this project being completed as it will add value to Water Valley South.

- 3) Q – Are there any plans in the near future to deepen the boat dock in this same area?

A – The boat dock is part of the Lighthouse project referred to in item #2. Martin agreed to make the dirt road more assessable by grading and adding gravel to the area.

4) Q – How is Journey Homes going to impact Stonewater HOA?

A - Everything will be the same at Stonewater. Journey has pulled three permits at Stonewater to date. The price point is where they will sell. They have to follow the same architectural guidelines as the homes already there. The key is getting rid of empty lots.

5) Q – Why has Journey homes been allowed to not do the required masonry as in the architectural guidelines along New Liberty Road?

A – These were bank owned lots. Journey Homes stepped up and agreed to build these homes. We need to create velocity and interest. The ACC decided to waive the required wrap if the home being built would be screened behind the rock wall, fencing, or landscaping on New Liberty Road.

6) Q – Are the cotton bearing cottonwood trees on Rock Bridge Lake going to be taken out?

A – We will get the cotton bearing cottonwoods taken out.

7) Q – Homeowners from Crystal Beach Drive area wondering what happened to Dan Rowley who was developing that area?

A - No one knows. The only thing that we are aware of is that he was a professor at UNC . Many of the lots were through New Frontier Bank, which are now in the hands of the FDIC. It is impossible to talk to anyone at the FDIC. Tom Haiston, president of this sub-association, has liens on some of the lots. Tom explained how they had to restructure the HOA since Dan Rowley left them with nothing. The sub-association is now standing alone after much effort. Tom also stated how proud he was to live in Water Valley. Martin suggested that once lots are released, they may be at a price point that extra parking be put in, as there is not enough at this time.

8) Q – Could anything be done with the gazebo in the Crystal Beach area?

A – Per Curt Nesburg, that was a Poudre Tech Metro District issue. He felt something could be done in the Spring of 2012.

9) Q – Could a sign be put at the south entrance of Pelican Hills by Kestrel Court?

A - There is an iron cut out sign that was taken out when road construction was done. We will get that installed.

10) Q – Asked about culvert under County Road 7?

A – That is a Town of Windsor issue. County Road 7 does need to be raised. The design was an error for Poudre Heights subdivision. Their storm water is not our problem.

11) Q – Has there been a change in the architectural guidelines for fencing in Water Valley South? The fence in question is at Kitty Hawk Court and Cape Hatteras Drive.

A - Curt informed the group that he had investigated the situation and it was approved by the ACC.

12) Q – Trash service is different for everyone and there are different trucks through the neighborhood everyday. Why is this? Also the fact that there is a red, white, and blue garbage truck that speeds through neighborhood. Very unsafe.

A – We do not require one trash service but neighbors can negotiate and choose only one if they would like to cut down on traffic. As far as the speeding garbage trucks, Water Valley Master Association will send a letter to the companies that service our area.

Martin made final comments that the banks are not loaning money. It has been a struggle. There is an incentive program right now called 50/50/50 for membership to Pelican Lakes to help with membership costs. Martin excused himself as he had to also attend the Town of Windsor Board Meeting.

The meeting continued and Curt Nesburg resumed the meeting. Curt explained that at build out, Water Valley would have 2,800 Unit Owners. We are currently at 1,200 Unit Owners (this includes townhomes, condos, etc.).

Curt discussed the following items:

*Parking* – This is a major issue for the Master Association. This includes RV's, trailers, trucks, boats, etc. Some are street parking issues that involve the Windsor Police Dept.

*Dogs* – Complaints concerning barking dogs, dogs at large and owners not picking up after their pets. The Town of Windsor Ordinance includes dogs barking and dogs off leashes (violators subject to fines).

The Master Association always makes an emphasis on dog issues via newsletter, etc.

*Trash Cans* – The covenants specifically state that trash cans must be in garages or behind privacy fencing.

*Golf Carts* – Water Valley is a golf cart community. Operator must be at least 16 years of age and have a valid Colorado Driver's License. Golf carts are restricted to the streets – if on trails or sidewalks in Water Valley, that is a violation. When contacted, people have been co-operating.

*Poudre Tech Metro District* – The Water Valley Master Association is not part of the Poudre Tech Metro District. Water Valley Master Association works with the district as a convenient contact.

*Landscape Issues* – Dealing with unkempt yards. Maintaining and mowing where required.

*Prairie Dogs* – This is the responsibility of the property owner. It was reported that prairie dogs have been sited in Water Valley South. Curt agreed to do an on site inspection and handle the lots that belong to Water Valley.

*Concrete Problem* – Resident pointed out that concrete alley is settling and cracking at the Sunset Bay Luxury Lodges in Water Valley South. This is dangerous for kids on bikes, skateboards, etc. This issue will be forwarded to the Poudre Tech Metro District.

*2010 Financial Reports* – They can be found on the Water Valley website at [www.watervalley.com](http://www.watervalley.com)

*Delinquencies* – Main problem is the tornado house at 1404 Willow Way. Curt explained all of the details regarding trying to get the house repaired and collect the money owed to the association. Our regular collections are going well.

Curt opened the floor for questions or suggestions from residents.

- 1) Resident suggested that we spray the trees in the common areas that seem to be infested. It seems it would be more cost effective to treat the trees instead of having to replace them when they die. *This is the metro district's responsibility and they will be advised accordingly.*
- 2) It was also suggested that Security Company write down violators of parked campers, boats, trucks when patrolling the neighborhood. He did not feel that covenant was being enforced.  
*Curt reported that three letters had been sent out last week and an inspection noted that two of the violators complied with the violation notice. The third violator had a time frame and we will follow up.*
- 3) Suggestion made to let residents know that they must submit for paint color changes to their home. Possibly via newsletter, email, etc. Resident felt there are homes that have been painted that could not have been approved by the color selection. *HOA agreed to review methods of notifying residents of the Architectural Review Submittal process when changing house colors, landscaping, etc.*
- 4) It was suggested that a monthly mailing be sent out regarding covenants. The HOA is encouraging residents to submit their email addresses for these kinds of notices. A monthly mailing to the residents is much too expensive.
- 5) Maintenance and trimming of trees in the common areas is the responsibility of the Poudre Tech Metro District. Trimming of trees on private property that overhang sidewalks is the responsibility of the property owner.

- 6) Question asked about snow removal on sidewalks of vacant lots – who is responsible? *It is the lot owner's responsibility.*
- 7) Question regarding cracks in sidewalk in front of house – who is responsible? *That would be the Town of Windsor's responsibility.*

Curt announced that the next Water Valley Master Association meeting would be held on May 7, 2012. He then thanked everyone for attending. The meeting adjourned at 8:30 pm.

Respectfully submitted,  
Curt Nesburg – Water Valley Master Association Representative  
Laurie Wickstrom – Secretary