

Randy Anderson (President) called the annual meeting to order at 7:05 p.m. with 26 homeowners present. Agendas and sign-in sheets were placed on all of the tables. On the side bar/counter, there were sheets that each homeowner needed to verify their information (change or add phone numbers, e-mail addresses and/or update their information).

Secretary's Report

Tonia Webb gave the reports for October 24, 2016 and April 3, 2017 meetings. Everyone received the minutes (one household has their's hand delivered). There were no questions, comments or concerns about either one. Jim Bunkers made a motion that we accept October 24, 2016 and April 3, 2017 as presented. Nina Naylor and Phil Isis second – the motion passed with 26 yes and 0 no.

Treasurer's Report

Tonia Webb gave the following report: actual budget from October 2016 to September 2017.

Balance ending September 2016		\$1298.12
Income	2016 Dues (82 homes)	2460.00
	2017 Dues (73 homes)	2190.00
	Misc. Income	5.00
	PVREA (Retirement Credit) Total	17.63 4672.63
Expenses		
	Utilities (PVREA)	\$(208.36)
	Community Activity (Garage Sale)	(101.79)
	Office supplies/Printing	(179.38)
	Postmaster (Postage/PO Box)	(313.80)
	Secretary of State	(10.00)
	Rental (Berthoud Community Center) Total Expenses	(100.00) (913.33)
Ending Balance September 2016		\$5057.42
Key Certificate as of September 2016		\$10020.54
September 2017		\$10031.11

As you can see, we currently have 82 homeowners who have paid 2016 dues while only 73 homeowners have paid 2017 dues. One homeowner paid an extra \$5; this will go to their 2018 dues. All unpaid dues will have the late fee added to their dues. Notices have not been sent out about missing dues but they will go out in January 2018 with 2018 notice (2% is added to each month's total).

Proposed budget for October 2017 to September 2018.

Income	Annual Dues (\$30 x 101)	\$3030
Expenses-- Insurance (Officer's Liability Policy)		0
	Meetings (Rental)	\$ (100.00)
	Miscellaneous: Accounting Fees – Tax Preparer	\$ (125.00)
	Secretary of State – Corporate Report Fee	\$ (10.00)
	Legal Fees	\$ (300.00)

Office Supplies/Printing Cost		\$ (250.00)	
Postmaster (Postage/PO Box)		\$ (325.00)	
Utilities (Poudre Valley REA – entryway light)		\$ (225.00)	
Community Activity Fund (includes Garage Sale)	<i>Total Expenses</i>	\$ (200.00)	<i>\$(1535.00)</i>

There was an increase in postage due to all of the mailings we do and the increase in postage stamps. Carole McGuinn made a motion to accept the 2018 proposed budget as presented with Jim Bunkers seconding. This motion passed with 26 yes and 0 no.

Action Items

Garage Sale -- It was a good weekend to hold it. Nina Sherrer moved it to the weekend before Father's Day in June. She was not present this evening to give a report. **Tonia W. will check to see if she is willing to continue chairing this event.**

Heron Pointe -- It's there! A stop sign was added at High Country Road and Crestridge Drive due to the traffic coming from that development, which lead us to another question/topic about the "access". Many stated (those who went to the Berthoud planning meetings) that this "access" would be emergency only. Several express concerns about the upkeep of our roads...who is responsible for repair and replacement since they will be opened to Heron Pointe and Heron Lake (Bader Property)? Janet Wagner and Kevin Burkhart have called Berthoud asking about High Country Road open access...they were told "no one requested it being an emergency access only". We are or seem to be getting a lot of information but we're not sure what is correct and what is rumor. We as a Board will need to get the correct information and get it out to all homeowners.

Randy A. and Tonia W. will be attending a Trustee meeting in Berthoud to get some of our questions answered. We will be taking pictures of the drainage issues from Heron Pointe's retention pond to the south side of Crestridge Drive, green belt/buffer zone on the northern boundary of Colony Ridge and Heron Pointe, and emergency access on High Country Road. Some suggestions for presenting to Trustees:

- Drainage
 - Creating a marsh, lack of draining
 - Mosquito breeding ground; conferred case of West Nile in Maplewood Estate (east of Colony Ridge)(Summer 2017)
 - Berthoud annexed CR17 (Berthoud Parkway) does this mean they are responsible for the ditches too?
- Green Belt/Buffer Zone
 - No native grass, but a lot of weed
 - No landscaping
- High Country Road
 - Told at several Trustee/Planning meeting that this would-be emergency access only (this was an issue we fought to get); it was also stated at one of the meeting that it was to be up to the County engineer; Bob Dehn didn't care one way or the other if it was open. **(Someone will need to check the minutes from those meeting to see what the truth is.)**
 - Extra traffic - how will it affect our out-cost to repair/replace Colony Ridge roads.

Other thoughts on area issues:

- Drainage -- Work has been done on Maplewood Estates (east side of CR 17), preventive measures for slowing flooding in their development: a pump will be going in the retention pond on the south side of Crestridge Drive & CR17: some work was done on the ditch (north side of Crestridge Dr. & CR17) to aid the flow. Barbara Dempsey call the county engineer asking about the flow of the ditch water—she was told that it was draining fine and that it is now Berthoud's responsibility.
- Chip sealing was done all around us but not us—we're not sure why (could be done when all the roadway and construction is done in the area). Barbara D. also asked about this (to the County Engineer) -she was told they are done every 6-8 years and our roads looked good. **Our roads have been chip sealed just once since 1996. (This will need to be verified.)**
- *Road work/improvement/development was discussed: CR10E, Berthoud Parkway (formerly CR17/Taff Ave.), East View Dr. & High Country Road (the latter two in connection to Heron Lake/Bader Property). Once the other two Roundabouts go in we can go south on Parkway, use the Roundabout to go North. County will come in and add signage for road, i.e. stop signs, speed limit signs, etc. This is at no cost to us.
- **A question was raised: "Is there a person/representative that we can call to get this information? What we have is a lot of hearsay and second party information. The information we're getting is it good or bad? We don't really know!" We, the Board, will try to get Tom Donnelly (County Commissioner for District 3-us) and someone from Berthoud to attend a meeting so we can get some of this information. A special meeting will be held so we as a community can get answers to some of our questions. We need to get this meeting done before the end of the year. The reasoning for this is, we paid for the Berthoud Area Community Center and can use it up to 7 times in one year before having to pay again. If it goes into the new year we will need to pay for the use, just trying to economize our costs.
- Another question was raised about Berthoud Annexing us into their town. The last we heard was no...the cost to change the culvert/ditches to sidewalk and town drainage, taking over the maintenance and repair of our roads plus there is county to the east and west of us. The road doesn't count as Town of Berthoud, when looking at annexation.

Officer/Board Selection & Election

Carolyn Williams read a quick statement about the roles of board members. Elmer Kravalis made a motion to accept all of the board members currently serving. There was no second for this motion. We asked for nominations of members: President-Randy Anderson with no one volunteering. Elmer K made the motion to accept Randy Anderson as president with Jim Bunkers and Nina Naylor seconding. He was passed as president. Carolyn W nominated Shawn Welch as vice-president and Steven Distel as an at-large member. Elmer K made a motion for a vote for vice president between Shawn Welch and Julie Herrington with Tina Welch seconding. A vote was taken for this position: Julie Herrington (9) and Shawn Welch (10). Secretary/Treasurer-Tonia Webb with no one volunteering. Carole McGuinn made the motion to accept Tonia Webb in both positions with Carolyn Williams seconding. She was passed as Secretary/Treasurer. For the position of at-large members, we only need 2 or 4 members. The following were nominated or volunteered: Steve Distel, Carolyn Williams, Tina Welch, Brian Riley,

and Terry Woods. A question/concern was brought up about Tina and Shawn Welch both being on the Board. Tina Welch stepped aside with Terry Woods volunteering. The Officers and Board Members are as follows:

President: Randy Anderson Vice-President: Shawn Welch	Secretary/Treasurer: Tonia Webb	At-Large: Steve Distel, Brian Riley, Carolyn Williams, Terry Woods
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Covenant Amendments

One hundred and one postcard ballots were mailed out; 51 were returned. In order to change any of the covenants, we had to have $\frac{3}{4}$ (76) of homeowners' affirmations (yes). As a result of this vote, the changes for #12 Livestock & Poultry, #14 Vehicular Parking and #18 Enforcement were all voted down. Now we need to look at the enforcement of the current ones. A short discussion followed about this issue of enforcement, penalty, etc. Boards responsibility as to where we go from here.

New Business

***Joan Legerski opened a discussion about repairing the "pot hole" on the east curve of Rancho Way. She researched a couple of companies who do repairs: one gave her a verbal quote/estimate of \$1500.00 while the other gave her a written quote/estimate of up to \$4000.00. The section to be repaired is approximately 10'x10'. Other discussion followed on the condition of the east end of Rancho Way especially with the new homes going in-cracking on edge of blacktop from large truck parking on the edges. There was some discussion on who is responsible for repair of the roads – county, construction crew/company? Currently Colony Ridge II roads (Maggie and Lucille) are not part of Colony Ridge Owners Association or County maintenance. When we get bids for the "pot hole" on Rancho Way, we need to include the section of road at the intersection of East View and Crestridge Dr. As a result of the possible bids, Tonia W will wait to transfer funds to the Money Market account. Further discussion on what to do for the immediate future: fill in with dirt or gravel, whatever we do now will just be a Band-Aid until we can get it properly repaired. Question to consider and/or ask: "Do we need a county permit for repairs?"

Joni Schmidt and Lisa Riley brought up concerns about the speeding throughout Colony Ridge. There are only two (2) speed limits signs in development and both are on Crestridge Drive (one at each end east and west). There is now one on Rancho Way east end. There needs to be something done to control the speeding i.e. electronic speed signs, Sheriff car waiting, or the wider speed bumps. There are some (speed bumps) in Bonnell West and one on Eagle Dr. Suggestions were given on what to do—call Sheriff about speeders but how do we deter the speeders from speeding. Lisa R stated that there are steps to take: speed limit sign, electronic sign, and wider speed bumps.

Adrian Morin made a motion to close the meeting with Steve Distel seconding. All agreed and meeting closed at 8:10.

Footnote:

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**This was ready to go but no one on the board responded back about a date and time, therefore, it fell through.

*** The pot hole at East View Drive & Crestridge Drive was fixed.