

The Colony Ridge Owners' Association Annual meeting on October 5, 2015 started at 7:05 pm at Berthoud Area Community Center. Randy Anderson (president) opened by welcoming everyone and thanked them for taking the time to come to the annual meeting. There were 28 homeowners represented plus one homeowner from Colony Ridge II.

Tonia Webb presented the minutes from October 2009 & 2010. It was stated that everyone received a copy of the minutes. However, before making a motion, there were several typos that would need to be acknowledged. Barbara Dempsey made a motion to accept the October 2009 & 2010 minutes with the typos being corrected. Julie Herrington second and this motion was passed.

Tonia Webb, acting as treasurer presented this report. The Association's actual budget for 2010-2015 was presented:

| | |
|---------------------------|-------------|
| 2009 ending balance | \$16,246.55 |
| Income | \$2370.00 |
| Expenses | \$16757.25 |
| Sept. 2015 ending balance | \$1876.54 |

- 2007 – last year we filed taxes,
- 2011 – REA charged us \$2000.00 penalty for diverging power from street light*,
- 2013 – Insurance was dropped; Post Office box was lost,
- 2014 - \$10,000 was placed in a Key Certificate,
- 2015 – Secretary of State brought up to date.

*The developer for Colony Ridge II had a power box placed on the street light pole. This was done without permission from PVREA. As a result of the box being discovered and removed, the Association's account was charged a penalty for diverting the power from the street light. A discussion followed questioning whether we go after the developer for the money or let it go:

- Statue of limitation has expired,
- Will we even get the money back? What would be our (Association's) cost?

An explanation of why due collection was stopped. We didn't need the extra money since we were not sure where to spend the money we currently had in the Association's account.

A discussion on the Proposed 2016 Budget followed. There is no income but \$1100.00 in expenses. Since we don't have any income coming in a discussion followed on reinstating the collection of our dues. Our balance is down to appropriating \$1800.00, do we want to dip into the \$10,000 CD or activate the \$30.00 dues. Dave Sherrer made a motion to accept the proposed budget with the annual dues remaining at \$30.00. Carole McGinn seconded and the motion passed.

➤ ***Committee Reports***

- Building Committee: We currently have only one on the books. (As of Jan 2016, the addition has been withdrawal. The owners are moving.)
- We don't have any other Committees at this time.

➤ ***Officers Selection/Election***

- President - Randy Anderson (current). He will continue if no one wants to take over this position. (No one stepped forward to take over this position.)
- Vice president – There needs to be one that can take over the president's duty if he/she is unavailable.
- Secretary – Tonia Webb (current). She stated she would continue if no one wanted the position.

- Treasurer – Vacant (S. Doty moved out of subdivision, T Webb took over for her). There was a discussion on combining the positions of Secretary and Treasurer. It would be easier to get all of the additional information to mortgage companies plus other homeowners.
- At Large Members – Pat Herrington (He is the only one left, all others have moved out of subdivision.)

Kevin Burkhart made a motion to combine Secretary and Treasurer Positions and accept all nominees in the following positions: President – Randy Anderson, Vice President – Julie Herrington, Secretary/Treasurer – Tonia Webb, At Large Members – Angela Berry, Tina Welch, Carolyn Williams, Kevin Burkhart & Barbara Dempsey. Ruth Scott seconds this motion. The motion passed with all nominees being selected as presented.

➤ ***Committee Activities/Interests (Action Items)***

- Garage Sale: Nina Sherrer has been heading this up since 2011. Nina was unable to attend this evening but did send a write-up:
 - 2011-2014 all dates in early June, Flyers on mailboxes, ad in newspaper, ad on Craig's List, homes participating during this time span – 8-16.
 - August dates are too late in the year; she will try for early to mid-June.
 - New signs will need to be purchased for 2016; waterproof signs can be used yearly, thus helping with sign expense. There needs to be enough signs for directions throughout the subdivision and in front yards of those participating.
 - Nina feels the budget of \$200 yearly should be enough to produce flyers, notices and signs.
- Heron Pointe: Barbara Dempsey and Elmer Kravalis took the lead for our subdivision. Barbara gave a brief overview of the battle that was waged against the Town of Berthoud and the developer of Heron Pointe (Bob Dane). As many of you know it was a battle that was lost. Thanks to Barbara and Elmer for being Colony Ridge's representatives.
- Bader Property: High Country Road will be blocked but they will open East View Drive. They (the developer stated that several of Colony Ridge owners were excited about it opening up so they could go down to the Roundabout to do a left turn.) It was expressed that once the two (2) south Roundabouts go in traffic will slow down a lot coming north off the HWY 287 Bypass.
- Prairie Star: Just an update was given and a plat map was available. The construction is well under way.
- Roads
 - Public Improvement District (PID): Kevin Burkhart made a presentation on PIDs for our subdivision. This PID would be for our road improvement/upgrade/replacement; things not covered by the cover when they took over our roads.
 - Points brought up:
 - How do we get Colony Ridge II involved since they are not part of our association?
 - It would be part of our property tax.
 - Use part of the dues for each lots money to road improvement: 2:1 ratio (\$20 to Association: \$10 to road improvement) or first year 2:1 with second and third years 1:2 ratio then year four would go 1:1 (\$15 to Association and \$15 to Road Improvement)
 - James Bunkers made a motion that we get more information for the establishment of a PID for road improvement within Colony Ridge. Dawn Connolly seconds the motion: this motion failed 3 to 17 with 8 not voting.
- Fee Reinstated

- Carlos Schneider made a motion that we meet in 6 months since we've not met for the last five (5) years. Carolyn Williams seconded the motion. It was approved 16 to 0, with 12 not voting.
- Change to Building Restriction & Protective Covenant #3, 12 & 16
 - #3--The Architectural Control committee was changed when the association was incorporated.
 - #12--Livestock & Poultry-currently none are allowed within the subdivision.
 - #16--Vehicular Parking-no vehicles, boats, campers, trailers, or other such contraptions or devices, except operable passenger cars, or operable trucks/vans of less than one (1) ton shall be parked, stored or permitted to remain except recreational vehicles may be stored within an enclosed garage or behind a fenced area within subject lot.
 - A discussion followed on possible changes to #12 & 16. This discussion was heading nowhere with several motions being made but none being seconded. Kevin Burkhardt made a motion to do further investigation for wording on #12 (Livestock & poultry). Thom Reiher seconded. This motion passed 18 to 6 with 4 not voting. Carolyn Williams made a motion to leave #16 as stated with Laurie Levendusky seconding. It passed 13 to 11 with 4 not voting.

➤ ***New Business***

- We lost our Post Office Box in September 2013; as a result we've been using a board member's home address for all correspondences. Therefore, we need to obtain a new PO Box so no one's home address is used. Kevin B. make a motion that we obtain a new Post Office Box for Colony Ridge Owners' Association. It was seconded by Carolyn W. This motion passed.
- For our meeting location, do we want to meet at Johnson Corner in one of their conference room (not sure of the cost); Carrie Martin Elementary School where the cost is \$45 with a copy of our liability insurance card - if no insurance we need to get the District's (TULIP again I can't remember the cost) or \$75 for a room at the Berthoud Community Center. We can use this Center for up to 6 times in one calendar year. A motion was made to continue to meet at the Berthoud Community Center for the \$75 fee. Seconded, motion passed.
- Barbara Dempsey made a proposal that we (the Association) subscribe to using a website for distributing information to the residences in Colony Ridge. Ruth Scott second with the group discussion following:
 - Overall cost,
 - Not everyone is online or has a computer,
 - Do we research other companies?
 - Gets information to everyone in subdivision faster. Don't have to go door-to-door with information.
- After the discussion a vote was hold with the proposal failing 11-13 with 4 not voting.

Dawn Cooley made the motion to close the 2015 annual meeting with James Bunkers second. It passed 24 to 0. We closed at 9:10 pm.