

Randy Anderson opened the October 24, 2016 Colony Ridge Owners Association meeting at 7:08 p.m. by welcoming everyone.

Tonia Webb gave the **Secretary's report**. Everyone (three were returned, two of those three were to the same person different addresses) received a copy of the annual minutes from October 2015 in the mail. Two homeowners stated they didn't receive their. I will hand deliver them a copy in addition to mailing. I will need to do both 2015 & 2016 annual minutes. There were no changes made to the 2015 minutes. Elliot Fortner made a motion that we accept the 2015 annual meeting minutes as presented. Carolyn Williams second this motion. It passed 23 to 0.

Tonia Webb presented the **Treasurer's report**. The **actual budget** was for **Sept. 2015 to Sept. 2016**.

Balance ending September 2015	\$1876.54
Income	
2016 Dues	0
PVREA (Retirement Credit)	18.98
TOTAL	18.98
Expenses	
Utilities (PVREA)	\$206.28
Community Activity (Garage Sale)	84.81
Office supplies/Printing	71.31
Postmaster (Postage/PO Box)	60.00
Secretary of State	100.00
Rental (Berthoud Community Center)	75.00
<i>Total Expenses</i>	<i>370.11</i>
Ending Balance September 2016	\$1298.12
Key Certificate September 2015	\$10009.78
September 2016	\$10020.54

The **proposed budget for 2017** is

Income	
Annual Dues (\$30 x 101)	\$3030
2016 Dues (\$30 x 101)	\$3030
Expenses	
Insurance (Officer's Liability Policy)	0
Meetings (Rental)	\$ 75.00
Miscellaneous	
Accounting Fees – Tax Preparer	\$ 125.00
Secretary of State – Corporate Report Fee	\$ 100.00
Legal Fees	\$ 300.00
Office Supplies/Printing Cost	\$ 250.00
Postmaster (Postage)	\$ 125.00
Utilities (Poudre Valley REA – entryway light)	\$ 225.00
Community Activity Fund (includes Garage Sale)	\$ 200.00
<i>Total Expenses</i>	<i>\$1400.00</i>

- There was a question about having two signatures on checks written: if the check is under \$100.00 there is only the requirement of one signature, if over there needs to be two.
- Angela Berry stated, "When we voted on the dues like a year ago I had in my note that we were going to have a meeting in May (actually April) it didn't happen. Then we get the letter in the mail that we have to pay 2016 & 2017, if we don't pay by such and such time we get all these fines. When we voted, we were going to meet to go over this in April/May." The purpose of the April meeting was to go over several different items since we haven't met for several years. However, I dropped the ball, so we didn't

meet. The reinstated due was passed at \$30.00/year at the 2015 annual meeting. We were looking to discuss at the April meeting increasing the dues.

- A question was asked about the dues: are we to pay \$30 for both 2016 and 2017 or is it \$30 for each year? The dues that are due are for 2016 and 2017 only. So a total of \$60.00 will be due by April 1, 2017. They can be done separate or together.
- Elmer Kravalis made a suggestion on how to get people to come to annual meeting - if they attend two meeting in a row they'd get a \$10 reduction on their dues because money can be a great motivator to get people to come. If you talk money, maybe you can be more people to come. Covenant won't let us do this as it is set and non-refundable. Other comments were its only \$30/year, \$10 won't be a lot to some people to get them to come and people probably still won't come.

Dawn Cooley made a motion that we accept the proposed budget as presented; Adrian Morin second. The motion passed 23-0.

- The next item under the Treasurer's report was how to disburse the dues. Last year we talked about how to use the dues for Road Improvement (finance). At the Board meeting we discussed possible ways to disburse money:

Proposal A: Each year \$20.00 goes to CROA general fund & \$10.00 goes to address' road fund
Proposal B: Year one \$20.00 to CROA general fund, \$10.00 goes to address' road fund; year two and three \$10.00 to CROA and \$20.00 to address' road fund; year 4 \$15.00 to CROA and \$15.00 to road fund; year five repeat cycle (year one through four).

- There was a discussion and/or several questions based off this proposal.

Officer Election/Selection

According to the covenants we need to vote on President and Secretary in off years from Vice-President and Treasurer. The At-Large members are annually. What is an At-Large member job description? They fill whatever roles are allotted to board members and also often serve on ad hoc committees the board decides to form. They are not officers but simply members of the boards.

President-no one volunteer for this position but someone did nominate Randy Anderson. Vice-president again no one volunteer but someone did nominate Julie Herrington. It was asked if we wanted to split the Secretary and Treasurer position-it will stay as one position. However, if it gets to be too much for one person it will be split. Tonia Webb offered to do it again unless someone wanted to do the position since I dropped the ball last year. No one offered to take the position. We had 5 At-Large Board members last year which gave us an even number. We need to drop that number down to 2 or 4. Last year at-large members were Angela Berry, Kevin Buckhart, Barbara Dempsey, Tina Welch and Carolyn Williams. Barbara Dempsey is stepping down. Kevin Buckhart was absent tonight. The other three stated they would continue. Kevin Buckhart was asked after meeting if he was interested in continue on-he declined. Kathy Morin made a motion to accept the nominees: Randy Anderson (President), Julie Herrington (Vice President), Tonia Webb (Secretary/Treasurer), Angela Berry, Tina Welch and Carolyn Williams (At-large members). Dawn Colley seconded with the motion passing 22-0.

Kathy Morin made a motion to accept the nominees Randy Anderson (President), Julie Herrington (Vice President), Tonia Webb (Secretary/Treasurer) Angela Berry, Kevin Buckhart*, Tina Welch & Carolyn Williams (At-large members); Dawn Cooley second with the motion passing. *Kevin Buckhart was absent I will ask if he is still interested in continuing in this position. (I spoke to Kevin in November; he is not interested in continuing on in this position.)

Community Activities

Garage Sale--Nina Sherrer had 13 homes participating in June 2016. Is there any way to move the Garage sale from Father's Day weekend? Tonia will talk to Nina to see if possible to move it. Some stated the weekend before or after would be great. Nina will have more information to determine if it's feasible to moving it.

Old Business

Enforcement or non-enforcement of our covenants

Here again was a lot of discussion on how and why do we enforce covenants

1. Fines are built into covenants at state of HOA. If nothing built in we can't do anything about fines--no money amount = can't do liens? (Liens for nonpayment of dues is different than fines for violation of covenants.)
2. How is it that other HOAs enforce their covenants?
3. People don't come to the annual meeting because there's nothing being done about violation of covenants.
4. If it's in the book then we need to enforce it.
5. We can enact a lien-but not without dollar amount assigned in covenants.

Revising or modifying Covenants

- How or what is the process to change the covenants? What would be the dollar figure for this change? According on homeowner it's quite the process to get them changed; mortgage companies & lenders will need to be notified of the changes.

Poultry Covenant #12 or #13 (I will need to write out what is actually written)

- A lot of discussion followed on this topic.

A motion was made by Julie Herrington the we accept the covenant #12 Poultry, Livestock as is presented-without any changes. Randy Anderson seconded. This motion was defeated 5-13-4 abstaining. It was then suggested we take a vote to table this item until the April meeting, where we will have more information available. This vote passed--tabling this item until April 2017.

"So, those with chickens we leave alone until April's meeting?" Yes, until we decide what we are going to about the changes to the covenant. (The number will depend on acreage; what is county's numbers?

"Where is the money going to come from to pay a lawyer?" It is a line item on the budget.

"What will be the cost to change covenant i.e. lawyer fee?"

"Who is going to contact lenders, mortgage companies, etc. about these changes?" Until we talk to a lawyer we will not know the cost or if we need to contact lenders, mortgage companies, etc.

We revisited covenant #16 again. (Insert the correct wording) At last year's meeting it was voted to stay the same. It was put to the vote again, to leave exactly as written. We had 7-9-7 abstaining. This item was voted down; therefore, it will need to be changes. A discussion followed this vote.

We tabled this item and moved it to the April meeting due to the fact we were bickering and not getting anything achieved.

It was suggested that we can build a stronger community with stronger support through e-mail.

New Business

- Barking Dogs: What can we do:
 - Call county sheriff, they in turn will send Animal Control out – warnings, tickets, removal?
 - Talk to neighbors – they will say it's not their dogs since they've been in the house.
 - Get ear plugs
- Animal Fecal matter let on road and/or off on roadside (gravel area) –if your dog poops please pick it up and pack it home. There is an eccentric aspire to not wanting to see piles of dog poop on the rocks, on the side of the road or in the road. FYI: Domestic dog fecal matter is not natural. All dogs eating commercial dog food have preservative and other chemicals added to their produce. The only 'natural' food is if they are eating game they caught or you shot in the wild. Even home prepared food is not 100% organic or wild.

- Dead Trees: These can be a hazard to your home and/or your neighbors' home. We just want others to know these could be a liability issue.
 - “What can be done about limbs (living or dead) hanging over the fence onto your property?” The homeowner who has limbs hanging into their yard can trim them flush with their fence or property line.
- Signage: Better Markers! Bigger Signs! (The current sign cost \$70-\$90.) Suggestions were made to have a sign at each mail box rather than on them (against the law to post things on mailboxes).
- Go Paperless: Online - minutes sent out, announcements and anything else we want out there. Not everyone is online or hooked up electronically, so we would still have to send out paper minutes. (Thought: each homeowner select to go paper, paperless or both). A problem for the secretary would be reading e-mails, when they're hand written.
 - “How do we get the things we'd like to share out to those who are not here?” Minutes to them in a timely matter with key points highlighted, no one had any other ideas on how to get them this information.
- Crestridge Drive: According to some of the newer updates on GPS and Google we have a name change- Cypress Ridge Lane Drive. However, they are wrong! We don't have a name change, according to County none of our streets are changing names. Google and GPS make millions of mistake on their maps. Please be aware when giving directions that Cypress Ridge might come up rather than Crestridge Drive.
- Snow Plowing: The County is not plowing the cul-de-sac and if they do it is after they've dug themselves out.
 - “Has the Owners Association looked into getting someone to plow the roads?” Previous committees have looked into this but it was decided to be a waste of our money since the County is supposed to be plowing. Crestridge and Rancho Way are plowed more often due to the school buses. If you call the County and tell them you have a medical condition, they should come out to plow.
 - “How are we to get out with the closing of CR 17?” We have no idea but believe they will have it open for residence only. There is the second exit but Crestridge to the west is dirt and really rutted.
- Next annual meeting is April 3, 2017 at the Berthoud Area Community Center.

Dawn Cooley made a motion to close the Colony Ridge Owners Association annual meeting on October 24, 2016. Kathy Morin second. We closed at 8:20 p.m.