

Welcome everyone to Colony Ridge Owners Association annual meeting for October 8, 2018 (starting time 7:01 pm); we obviously have a quorum tonight (25 homes). Randy was called out of town (he is working in Brush), so he is unable to attend and our vice president resigned two weeks ago due to work conflict. So it falls upon me to chair our meeting tonight. Everyone should have gotten the minutes from the 2017 meeting; they were a bit late getting to everyone. Does anyone have any questions or comments about the minutes? Kevin Burkhart made a motion to accept the minutes as present with a second from Barbara Burkhart. The motion passed.

Treasurer's report was placed on the tables: both actual and proposed. We still have homes that have not paid their 2018 homeowner's fee; a 2% interest is added each month at the first of the month. Currently 53 homes have paid their 2018 dues with 48 still delinquent. There are still homeowners who have not paid their 2016 (14 homes) and 2017 (7 homes) dues. The treasurers report was given with expenses going up in some areas and down in others, an example is the street light - the REA bill went about five cents than down two cents. The garage sale did not happen last year so we have no outstanding charges, the Secretary of State was paid and we had the normal postage and printing charges. Our new balance is \$6265.81: income is \$1863.63 and expenses were \$628.71. The Key certificate is \$10040.73. The proposed **budget** was presented with a new addition of Insurance\*. We increased the price to \$1000.00 to cover the new policy. A question was asked about the legal fee. This fee has been on our budget for years but up to this year was only \$300.\*\* The \$500 that is proposed for the legal fees, which has not been spent, it is simply a proposal. Carolyn Williams brought up the proposed policy which has been broken down into the three parts for insurance policies. Tonia Webb read the CCIOA policy on insurance requirements. The fiscal year is September to September. Bill Walters made a motion that we accept the proposed budget for 2019 with the increase in insurance to \$1800 and the legal fee to \$500. A second was made by Nina Sherrer. The motion was presented to the group and it was passed.

\*According to Colorado Common Interest Ownership Act - rules and regulations for associations to follow, we needed to have liability insurance for our Homeowners Associations and their board members. We are checking around for bids with several insurance companies. There was a discussion that followed on insurance policy for our Association.

\*\*We went to a lawyer, William Clark to see and to make sure that all of our ducks were in a row as we need to follow the Colorado Common Interest Ownership Act. There was a discussion that followed as to why none of the homeowners were informed or invited to this meeting with the lawyer. I explained that the meeting was simply a "check for ducks in a row" which is making sure we were following the policies and procedures of the CCIOA. Questions

were asked about the lawyers meeting: the cost of this meeting was \$375 which was covered under the old budget (2017 budget). Are we planning on using the \$500 to go after those that are not in compliance with covenants? No it is to be used for "getting our ducks lined up" according to CCIOA.

Officer/Board Selection/Election: it is stated in our protective covenants that we hold elections for different positions every other year. For an example: one year it would be president & secretary, the next year it would be vice president and treasurer. We have not done this in the past, as we usually do a blanket election or blanket nomination as they're the same people. This year we have a unique situation in that our vice president resigned so we will be doing the vice president and the treasurer this year. Are there any nominations for these two positions? Dawn Cooley nominated Julie Harrington, which brought a lot of interest and discussion. A conflict of interest would occur if she sits on the board, as her property is noncompliance with the protective covenants. A document was read which states that no member sitting on a HOA board should be in direct conflict or noncompliance with their protective covenants. Brian Woods stated that all officers and board members have their own agendas, interests or reasons for sitting on the board regardless of who you are. The responsibilities of the vice president were read. Angela Berry was nominated & it was second. She was not too excited about the nomination and declined the nomination. Jason Doty was offered and decline. Bill Walters volunteer himself, and it was second. A vote was held and he was elected. Kevin Burkhart nominated Tonia Webb which was second and a vote was held. She was elected as Treasurer. At- Large members only need 2 or 4. Nominations: Angela Berry, Teri Wood, Steve Distel, & Brian Riley with Carolyn Williams as our alternate. I will check with Steve Distel to see if he is still interested in being at at-large member. According to Angela Berry there is a law that came out in 2014, that stated that there needed to be a licensed realtor on all boards for homeowners associations.

Community Activities: Garage Sales-Nina Sherrer is asking for some assistance with putting out signs and other general garage sale stuff. If interested please contact her. Heron Pointe's Retention Pond-Brian Wood was taking the issue of the Retention area that is a pond during the spring and summer months, thus creating a mosquito breeding ground and an overgrown cattail pond. The green belt between the two developments has been mowed just once during this time. Road Repair/Maintenance-total replacement is the responsibility of the Colony Ridge homeowners. Chip sealing is every 7 years rotation but it has been 10 years since last chip seal. A PID was recommended doing for our road replacement. The pot holes are now repaired. The first one was Crestridge Dr. and Eastview Dr. Rancho Way's pot hole was dug out and totaling replaced.

Other questions that arose: School Bus Stop at Rancho Way and Crestridge Dr.; Management Company—we were discussing the options. Audience opinion—it will make things worse within Colony Ridge with more negativity & back stabbing. Nina Sherrer brought up the announcement boxes (in Heron Points). They are by each of the mail boxes. We need to check into getting our own. Elmer K. brought up that one of the mail boxes & concrete slab is moving. Do we contact the Post Office for upkeep?

Dawn Cooley—both here since 2002 & has had a camper or trailer in driveway since 2006. She talked about some with camper/trailer in their driveways getting the notice and others not. She read the letter and attachment as they were being handed out. She then proceeds to read each of the points of the covenants and why we don't need them. Number 17 is about requirements and how to remove the number covenants. She stated, "She has 46 signatures and some came tonight to see the tone of the meeting before they decided to sign or not. She is proposing to remove all covenants, it will not dissolve the HOA—it will still exist, still collect \$30 dues and talk about community Garage Sale and what is best for the neighborhood i.e. speed bumps & stuff like that but it just a way to right these few things. In the scope of things, we don't have many covenant but the Board/Officers are arbitrarily trying to get us to comply." Arguments—Neighborhood going to trash without covenants, no compassion, don't tell me they didn't talk to a lawyer about this (going after those that are non-compliant), no enforcement within the last several years, so what would it be like without them & needs just 6 more signature to complete.

Craig Ogawa-board member from 1994-1996--he was a fountain of information about the covenants and the filing of the new ones. He was one of the members who helped write the 1992 covenants.

It was suggested at the next Annual meeting that we bring talents and help for our neighbors. Board meetings are open to all; they just can't participate in the discussions or the voting.

Kevin Burkhart made a motion to close the meeting with the second coming from Nina Sherrer. We closed at 8:40pm.

