

Colony Ridge Owners Association, Inc.
Annual Meeting December 10, 2019

Randy Anderson (president) open this evening's meeting at 7:05 PM with 17 homes being represented on 12.10.2020 at Carrie Martin elementary school.

Tonia Webb (secretary) read the shortened version of the minutes from the October 8, 2018 annual meeting. The longer version will be available on the website for all to read at their leisure.

Treasurer's Report (Tonia Webb) *Actual Budget:*

Balance ending September 2018	\$6265.81
<i>Income</i>	
2019 Dues (7 homes)	\$1025.16
REA (Retirement Credit)	\$ 92.50
<i>Total</i>	\$1117.66
<i>Expenses</i>	
Insurance American Family	(\$ 472.00)
Community Activity (Garage Sale)	(\$ 71.19)
Office supplies/Printing Cost	(\$ 32.34)
Postmaster (Postage/PO Box)	(\$ 56.00)
Secretary of State	(\$ 10.00)
Utilities (PVREA)	(\$ 261.89)
Legal Fee (Lawyer)	(\$ 375.00)
<i>Total Expenses</i>	(\$1278.42)
<i>Ending Balance December 2019</i>	\$6105.05
<i>Key Certificate as of September 2018</i>	\$10040.73
<i>as of September 2019</i>	\$10049.98

The *proposed budget* was presented:

<i>Income</i> Annual Dues (\$30 x 101)	\$3030
<i>Expenses</i>	
Insurance (Liability Policy)	(\$ 500.00) ¹
Miscellaneous: Accounting Fees – Tax Preparer	(\$ 125.00) ²
Secretary of State – Corporate Report Fee	(\$ 10.00)
Legal Fee	(\$1000.00) ³
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)	(\$ 200.00)
Meeting (Rental)	(\$ 100.00) ⁴
<i>Total Expenses</i>	(\$2735.00)

Officer Election for 2020-2022: President: Randy Anderson; Secretary: Tonia Webb The nominations for At-Large Members were Steve Distel and Brian Loper.

Community Activities:

- **Garage Sale**-Nina Sherrer was not present. What she told me during the summer was about the same amount of people participating. Kimberley Sjostrom assisted her with setting out signs. Thank you Kimberley!

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- **Front Easement/Road Work CR17 (Berthoud Parkway)**- They will start construction in March of 2020 with replacing sewer line and storm line. They will not be working on the drainage issue at this time as it is a Town of Berthoud issue now. According to Town of Berthoud's engineer, "The draining is slow but it is draining so we don't see an issue at this time." Town of Berthoud did clear the area of weeds.
- **Green Belt on Northside between Heron Pointe and Colony Ridge**- erosion control netting has been removed & mowing has occurred once this year (responsibility of HOA of Heron Pointe).
- **Announcement Boxes** (similar to the ones in Heron Pointe)- I was thinking of wood boxes, it was suggested we go with metal as they would withstand the elements better than the wood. When I get the website up and running, we will not need the boxes, this item was tabled.

Unfinished Business:

- **Fees**- Bill Walters made a motion that all outstanding fee/due owners get a bill stating that they own XX amount for past fee/dues and are payable by XX date. If not paid, according to the Covenant a lien will be placed upon your home. Steve Distel and James Bunker seconded, this motion passed 17-0.
- **Streets**-Barbara Dempsey contacted the County about why our roads haven't been chip sealed. Are we getting pushed to the bottom of the list each year? It truly feels that way! According Johnson, "New policy is they don't chip seal as often."
- **Other road concerns**: There is now a ½ moon shape hole on Thom Reiher's property. Suggested to contact County to see who will repair.
- **Questions/Discussion on Sewer/Storm drainage under Rancho Way**- It is storm drainage not sewer. They were placed there when the road was replaced as the ditches could not be altered. It was one way to connect one side of the street to the other.

Action Items:

- **Petition Update** –Randy Anderson was serve papers on January 1, 2019 at 2:55 pm with 58 signatures asking for the removal of the "Covenants". This petition/amendment was filed with Larimer County Clerk & Recorder on December 13, 2018 at 12:27 pm. The reason for this petition/amendment – don't want to abide by the 19 rules/assessment within the Covenant, therefore, they wanted to delete them. We gave a brief explanation of the 19 assessment. **This petition/amendment is not valid!** According to the document, all of Colony Ridge II is part of Colony Ridge Owners Association, Inc. **End result: the petition/amendment is not valid due to several factors – not set up right, signature, and other items.** The decision of this group (homeowners at annual meeting on December 10, 2019): wait to take other action, continue research on all of covenants and then take all questions to the lawyer.

New Business:

- **Community Service**-post help and/or services, neighbor helping neighbor. Other avenues for posting things with our community is through the Clipboard (community referral), NextDoor, and Facebook (private for just Colony Ridge)
- **Snow Plowing**-does the county still plow our streets? They plow the front part since that is where the school bus drops off/picks up students. We are at the bottom of the plow schedule as all other major roads need clearing first.

We finished at 8:25 pm.