

## Colony Ridge Owners Association, Inc. Annual Meeting October 8, 2018

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.

- Secretary's Report was given and approved.
- Treasurer's Report was given:
  - 53 homes paid dues 2018; 94 homes paid 2017; 87 homes paid 2016
  - Income \$1863.63, expenses \$628.71, Key certificate \$10040.73
  - Legal fee increase from \$300 to \$500
  - Insurance increase to \$1800
  - Proposed budget approved
- Colorado Common Interest Ownership Act: rules & regulations for associations to follow
- Lawyer, William Clark-discussion of getting ducks all in a row, following the rules & regulations
- Officers/Board Election
  - Rotation of Officers-President & Secretary & Vice-president & Treasurer; every two years rotation
  - Vice-president Bill Walters, Treasurer Tonia Webb, At-Large members Angela Berry, Teri Wood, Steve Distel, Brian Riley with Carolyn Williams as an alternate (Checking with Steve to see if he is interested in being an at-large member again)
- Community Activities
  - Garage Sales Nina Sherrer needs assistance with putting out signs & other general stuff
  - Heron Pointe Retention Pond-really is a pond, mosquito breeding grounds and overgrown cattails. Green belt area only mowed once this year. More information will be available as soon as Berthoud decides to share their plans.
  - Road Maintenance-Pot holes are fixed both (Eastview Dr. & Crestridge Dr. & Rancho Way)
  - School bus stops - Rancho Way and Crestridge Dr.
  - Management Company - only being discussed by the Board; no action was taken; results would be more negativity & back stabbing
  - Announcement Boxes- looking into getting them for our mailbox areas
- Other Business
  - Dawn Cooley - petition to remove the points of the covenant, all 17 of them
  - Each one was read with a reason why we don't need them

- Stated the board was arbitrary picking which homeowners to send notices to about complying, therefore, she wants a way to right these few things
- "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 & what is best for the neighborhood, i.e. speed bumps & stuff like that. In the scope of things, we don't have many covenant but the Board/Officers are arbitrarily trying to get us to comply."
- Craig Ogawa-board member from 1994-1996, was involved in forming the 1992 revision of the Covenants, is a fountain of information. We just need to get together to do the researching.
- Next meeting bring Talent & Neighborhood help ideas
- Board meetings open to all, just observer not participants unless there is portion for audience input
- Meeting opened at 7:01, closed at 8:40