

Minutes from August 25, 2015

The meeting started at 6:35 pm. Judi Way, Jon Piper, Dave Gallegos, and Deb Kennedy were present.

The minutes from June 23, 2015 and July 28, 2015 were read and all approved.

Treasurer's report:

The HOA has \$28,599.91 as of 7/31/2015 in the checking account. The Money Market is at \$50,041.27 as of 7/31/2015. One hundred sixty nine residents have paid their 2015 HOA dues. Judi will check to see if we can attach liens to homes that have not paid dues.

ACC Report:

- 7 Fairway asked for paint, driveway and landscape approval. It has not passed the ACC approvals yet. They are waiting to have some questions answered.
- 24 Fairway submitted landscape plans. They were approved if a rock barrier is removed. The hot tub location was approved.
- 8 Club Lane recently built a wall at the edge of their newly added patio. The wall is past the approved easement of 40 feet from the rear property line.
 - The homeowner did not get ACC or HOA Board approval before they built their wall around the newly extended patio.
 - The HOA Board voted on whether we should enforce the easement as written in the covenants.
 - The vote was unanimous to enforce the easement as written
 - Jon will work with our attorney to inform the homeowner the wall needs to be brought into compliance. Another option might be for the homeowner to work with all homeowners in Old Town to extend the easement requirement. Jon will share the letter with the HOA Board before it is sent to the homeowner.

Old Business:

- We still don't have electricity to the east side of Club Lane to run the sprinklers and lights. Jon is going to see if a solar panel will work.
 - Jon is going to check and see if we can have multiple flags up on homes.
- Jon will talk with Michael at the Club about a feature at the entrance into the neighborhood off Platte Canyon.

Landscaping report:

- We are considering using the Club to do the planting for the HOA. Kathy will work with Hugh to get us pricing information.

New Business:

- How do we divide the President Duties?
 - We did confirm that we are not required to have a President.
 - Deb will be responsible for creating the Agenda
 - The HOA Board will talk about violation letters and determine who will write them on an as needed basis.
 - By the next meeting Linda will check with Sarah Hamilton to see if she will organize the luminary sale.
 - Jon is going to check on finding luminary candles.
 - Annual HOA Meeting
 - Linda will work with the Club to organize the Annual Meeting appetizers, space, AV, etc.

- Deb will send out the notice for the meeting and make sure the guest speakers etc are invited.
 - Judi will check with the Town and the Club to see if we have mail at those locations.
 - The HOA Board will decide who will attend Town Hall Meetings on an as needed basis.
- We will ask Linda to create an FAQ about HOA covenants to be placed on the web site, sent to the Valley magazine, and to be emailed out to the residents we have email address for.
- Judi will order more envelopes and stationary.
- Deb to check on HOA management companies and their potential fees.
- Dave to review HOA guidelines for clarity on requirements to make changes to covenants, rules, regulations and increase in HOA dues.

The meeting was adjourned at 7:45.