

Highland Meadows HOA Board Meeting 6/19/13

In attendance: Warren Hancock, Gene Tomlinson, Barbara Thomas

Meeting called to order 1:02 PM

Agenda:

Authorization of board to make repairs to Omaha Drive:

Last years bid for repairs to Omaha Drive was \$10,751 not including a price for sub road repairs if needed. Gene moves that 20% is added in case the price has increased for this year. This will allow Warren to get the work done without having to go back to the Board for approval.

Motion by Barbara, seconded by Warren: Approval of original bid plus 20%

Vote: unanimous in favor

Language for open space

Two things needed for tax exempt status:

The wording needs to specify that the open space area is designated only for use of the members of the HOA. Also, need to have a paragraph explaining this in the Covenant Document. We need to review the Colorado Common Interest Ownership Act (CCIOA) to insure that we comply with the state regulations and that we have the correct wording that would allow the open space to be tax exempt.

Warren moves for board approval to contact Ron Carlson or another attorney to look into and drafting necessary documents in order to apply to summit county assessor's office for open space property tax exemption.

Second by Barbara

Vote: unanimous in favor

Open discussion:

Warren, status of HOA having to file taxes as a non-profit organization.

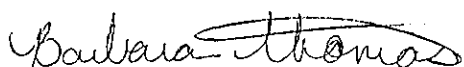
Reviewed Jeff Paddock's plans for addition

Discussed some of the new rules for HOA's that will become effective January 1, 2013.

Next meeting: To review three documents

Motion to adjourn: Barbara, Second Warren. Vote: unanimous in favor

Barbara Thomas, Acting Secretary

 10/7/13