

HOA Meeting 3-21-08 Called to order at 7:04 pm

Homeowner's forum issues.

Can homeowners object to tennis lessons? They don't want to have to compete with tennis lessons.
A. Most lessons run in the morning in the summer for kids.

The same homeowners asked about the architectural review process for skylights.

A. They were directed to the website and Kathy Conrad, Chair of the Architectural Review Board.

Neil Geitner mentioned that no one from the board attended the Willows Water meeting in March. He said a representative from Denver Water was there explaining that if an association could save 25% in water a rebate would be given to that association. To get this you have to have a design implementation plan. We would need to spend a sizeable amount to get that rebate, perhaps \$250,000.00. We currently have 1 tap. Realistically we need another tap. Deb Pilon is the manager at Willows Water 770-8625 is her contact.

A resident who's neighbor had a Pod in front of their house wanted to know what can he do?

A. Many attempts have been made to contact the offending neighbor. So far there has been no answer. The first fine letter went out this week. Pods will be contacted and told that is an unauthorized Pod and they need to remove it. In addition there is a city ordinance as well.

Topic 1 Hearings / Violations

None.

Topic 2 Committee Reports

Social Committee: Cody Sherrod requests the annual \$1500.00 for social events. Karl Goeken moved to approve, Clair seconded. Unanimous. \$1500.00 check will be cut and given to Cody Sherrod.

Flower Committee: Carolyn Green reported that the flowers will be ready to plant May 15th. Kim Jewell from Ground Masters will be shown where we are going to plant the perennials. In the past we have had problems with them getting cut out. David Simmons from Ground Masters will be a good contact there.

Irrigation Committee: Judy Frasier announced that Waterketch will blow out the pool house plumbing from now on to prevent that from happening again. The system was opened. Broken heads have been replaced.

Topic 3 Officers Reports

Jeanette is working on the financials. Jeff and Karl are working on getting the insurance policy and will address the premium/property limits and liability issues. We will also look into the property deductible amount.

Topic 4 Approval of March minutes

Clair moved to approve March Minutes, Jeanette seconded. unanimous.

Topic 5 Approval of February financials

Jeanette is working on up to March figures.

Topic 6 Old business

Insurance. The property has been re-written to bring it to the actual amounts. We can get the check cut as all issues have been addressed.

Pine Beetle Spraying. It was recommended that we go ahead and do that. Ground Masters will do this for \$985 per application, there are 2 applications. That includes fertilization. Before we approve that cost we will look into the CSU extension service website and ask Kay Geitner for her South Suburban expertise and recommendation. What species of pines do they affect?

New Trees. We have \$3000.00 budgeted but it was agreed to hold-off doing any additions, given Arapahoe Parks is not doing their tree program this year.

Topic 5 New business

Reserve Study Proposals. We have 2 proposals – Aspen Reserve Specialists and Association Reserves. We are waiting on a 3rd proposal from Brad Lee. We will want a comprehensive plan. Jeff Mueller wants 3-4 references from each company for associations roughly our size or larger.

Spring Walk Through. It was agreed that each person would be assigned a section of the neighborhood. We won't do it as a group, but each person has a deadline of May 10th. Digital photos will be taken of each violation.

The regular session was adjourned at 8:17 pm

Topic 6 Executive Session / delinquency reports

No delinquencies. We agreed to take credits off the A/R Aging Summary sheet. The credits still show on the balanced sheet.

Our 2007 financials are complete and available for inspection, the audit is not. Any one who wants to see the 2007 financials are available at ACM's office.

We have been listed on ACM's policy as an additional insured and certificate holder.

The executive session was adjourned at 8:35 pm.

7 homeowners were present. Officers Clare Ambrose, Jeff Mueller, Jeanette Wenger, Richard Shea and Karl Goeken were present.

Minutes recorded by Karl Goeken