

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: February 5, 2007
PUBICATION DATE: March 19, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance (outgoing and incoming officers)

- ✓ Chip Haring
- ✓ David Sanders
Gary Abbuhl
- ✓ Bill Hallett
Bob Lee
- ✓ Gary Mutz

Agenda for February 5th Meeting

- Call to Order
- Attendance
- Elect officers into board positions
- Review issues and concerns
 - Snow removal
 - Compliance violations
 - Financial summary
- Preparations for Spring
 - Engagement of Ward's for early spring tree care
 - Preparations for spring planting of annuals
- Other business
- Next Meeting
- Adjournment

Call to Order

The meeting was called to order at 7:08 PM.

Goals for the year were discussed. Priorities for 2007 are:

- Maintenance of existing landscaping and hardware
- Landscaping efficiency (watering, monitoring Ward's for services provided and billed, etc.). Is a "gardener" position required on the BOD?
- Avoidance of dues increases or assessments
- No new financial projects

Elect officers into BOD positions

By unanimous approval, the following BOD positions were filled:

- Gary Mutz, President
- Dave Sanders, Vice President
- Gary Abbuhl, treasurer
- Bill Hallett, Secretary

Review issues and concerns**Snow Removal**

There were some complaints about perceived delays in snow removal from the recent storms. Board members however felt that most residents were satisfied with snow removal. **Action Item:** Gary Mutz will check with the city on snow removal expectations in residential areas.

The snow removal budget is mostly consumed (2 invoices of about \$800 each), with historically heavy snow months coming up. We will have to dip into reserve funds if the snow is heavy in Feb/Mar. Should we consider a fixed snow removal budget every year, with an assessment if the budget is exceeded? **Action Item:** Bill Hallett will include this topic for the July meeting.

CC&R Violations

The board unanimously agreed to extend the period for removal of Christmas decorations to “3 weeks after the snow has melted”.

Gary Mutz and Bill Hallett will work together to keep track of violation notices and tracking for timeliness and imposing fines.

Several real estate agents have requested copies of the CC&R’s, which is a requirement for selling a home in the HOA. Bill has been providing copies. Board members suggested that we obtain a soft-copy of the CC&R’s and By-Laws. **Action Item:** Bill Hallett will contact Wells, Scoby, & Love to see if we can obtain a soft-copy.

Landscaping

Dave Sanders checked with Harvey on annuals we’ve used in the past: they are 3” pots that cost \$2.75 each. We use about 400 pots. Perennials are also an option, but would require more weeding and provide less color. **Action Item:** Dave Sanders will check with other nurseries to see if we can get a special volume deal.

Are there any repairs we need to make? **Action Item:** Dave Sanders will coordinate a walk-about for the BOD so we can make a list of likely maintenance items for the year. **Action Item:** Gary Mutz will contact the city to see if there is an arborist we could use as a consultant when necessary.

Other Business

The BOD would like to prepare a Spring Newsletter. News items would include spring landscaping plans, maintenance items, and a discussion of what’s been going on (including costs of snow removal). **Action Item:** Gary Mutz will prepare some material for a newsletter. **Action Item:** Bill Hallett will write up a newsletter using Gary’s inputs and other inputs received.

A HOA web page was also discussed. It was agreed that this could be helpful for residents and potential residents. There were not specific discussions of follow up actions on this topic.

Next Meeting

The BOD President will set a date for the next meeting, in Late March.

Adjournment

The meeting was adjourned at 8:20 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: April 9, 2007
PUBICATION DATE: April 29, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for April 9th Meeting

- Call to order
- Approve prior meeting minutes (Feb. 5, 2007)
- Financial Review
- Old Business
 - Snow removal
 - Landscaping
 - Review old action items
- New Business
 - BOD and Board member responsibilities
 - Review of 2007 goals
 - Schedule for property review with Ward's
 - CC&R enforcement
 - Set agenda for mid-year general HOA meeting
 - Open
- Next Meeting
- Adjournment

Call to Order

The meeting was called to order at 7:03 PM.

Approval of Prior Meeting Minutes

The Feb 5, 2007 meeting minutes were approved without corrections

Financial Review

All dues for 2007 have been received on time
Income and expenses are on budget

Old Business

Snow Removal

- Budget - Gary M reported that the HOA is currently on budget for snow removal expenses. We may run over if there are any more big storms this spring.

- Snow removal – Dave confirmed that the contract with Ward’s covers snow removal in common areas and the public areas along 17th Ave. Homeowners are responsible to remove snow in front of their homes in accordance with city laws.
- Street clearing – Gary M checked with the city on snow removal in residential areas. The city prioritizes snow removal on residential streets based on traffic load.
- Landscaping
- Tree care – Dave told Ward’s to proceed with treatment of trees for disease and pest control. The Honey Locust and Hawthorne have been sprayed. Pines will be treated in April. Root injections will occur in May. The total expense should be about \$1300.
- Watering – Dave reported that Ward’s will adjust watering schedules, but the HOA must provide instructions. **Action Item:** The BOD will review this during the property survey with Ward’s.
- Spring Planting – Dave reported that bids are coming in. He expects we should be able to do better than \$2.75 per pot. Current expectation is \$1300 - \$1500.
- Lawn Aeration – Harvey suggests we reduce aeration to once every 2 – 5 years.
- Date for Spring Planting – **Action Item:** The BOD will set a date after bids come in.
- Other action items
- Soft copy of CC&R’s – Bill distributed the files from Wells, Love, and Scoby, LLC.
- City Arborist – Gary will forward the arborist’s name via email.
- Newsletter – Gary M and Bill will prepare a list of items. Bill will prepare a draft for the next BOD meeting.

New Business

BOD and Boardmember responsibilities – see addendum to these minutes.

Review of 2007 goals

- Define a clear policy for reserve funds, including a target balance
- Confirm that insurance coverage is in compliance with the by-laws
- Confirm BOD roles and consistency of the roles with the budget
- Re-educate to general HOA on the Association’s responsibilities, budget, and the role of the BOD.
- Review landscape maintenance requirements and options to reduce expenses
- Clarify the annual budget for annual plantings and break it out as a line item
- Hold both mid-year and tear-end general HOA meetings

Schedule for property review with Ward’s – **Action Item:** Gary M will email a proposed date to BOD members.

CC&R enforcement

- Violation notices were sent to two homeowners. Both have taken corrective action.
- Gary M suggested someone talk with Chuck Murphy to make sure his neighbor’s trailer storage arrangement is acceptable.

Set agenda for mid-year general HOA meeting

- The mid-year meeting should happen some time in July.
- Topics: snow removal costs/expectations, landscaping costs and concerns, general discussion of where HOA funds are spent and how this compares to benchmarks.

HOA Directory – **Action Item:** Lois Abbuhl will prepare/distribute a new directory.

Open discussion – Gary M discussed some recent benchmarking research he has done to learn how The Reserve at Ute Creek HOA compares with similar HOAs in terms of size, budget, and reserve fund policies. It may be helpful for us to join a national HOA society. **Action Item:** Gary M will follow up with some details after he learns more.

Next Meeting

Gary M will propose a meeting date for mid-May.

Adjournment

The meeting was adjourned at 8:04 PM.

ADDENDUM – BOD AND BOARD MEMBER RESPONSIBILITIES

Board of Directors (BOD) Responsibilities

- Perform functions and manage the planned community
- Manage articles of by-laws
- Manage architectural approval, design review, and design guidelines. Note that since all of the homes are built as of 2007, this mostly will address paint colors. However, the BOD will appoint an Architectural Review Committee when any homeowner undertakes a significant project that affects the external appearance of their property.
- Manage land use and other restrictions
- Manage easements
- Maintain insurance coverage's as specified in the by-laws
 - Hazard insurance – “all-risk” form policy of hazard insurance
 - Liability insurance – comprehensive general liability insurance
 - Fidelity insurance – on anyone handling Association funds (the Treasurer)
 - Other insurance – potentially flood insurance
- Budget development, management, and reporting
- Manage and care for the common areas so they are kept in a safe, attractive, and desirable condition for the use and enjoyment of the homeowners or general public. This includes the following duties:
 - Management of the property
 - Care for the property, including maintenance of drainage patterns
 - Operation and maintenance of facilities (irrigation, lighting, etc.)
 - Repair of common areas
 - Repair of private areas when needed, and billed to homeowners as specified in the CC&R's and by-laws
 - Reconstruction of property and facilities, including replacement of trees
 - Enter into, make, perform, or enforce contracts, leases, agreements, licenses, easements, and rights-of-way
- Establishment and maintenance of a Reserve Fund
 - Items for which the Association has an ongoing duty to repair, maintain, or reconstruct on a periodic basis; provided, however, that such assessments levied may not be used for the purposes of constructing capital improvements (versus maintenance)
 - Surplus Funds shall be retained by the Association as unallocated reserves and need not be credited back to homeowners to reduce their future assessment liabilities.

Board member Responsibilities (refer to Oct. 2002 and Feb. 2007 BOD Meeting Minutes)

- President: Legal and Insurance issues
- Vice-President: Site maintenance contracts and services issues
- Treasurer: Bank accounts, financial statements, capital and expense plans, and forecasts
- Secretary: Board communications

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: May 16, 2007
PUBICATION DATE: July 9, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for May 16th Meeting

- Call to Order
- Attendance
- Approve Previous Meeting Minutes (April 9th Meeting)
- Old Business
 - 1. Prior Action Items
 - 2. Spring Planting Event
 - 3. May 10th Property review with Ward's
- New Business
 - 1. Budget update (Gary A)
 - 2. July HOA Meeting
 - 3. CC&R Enforcement
- Next Board Meeting
- Adjournment

Call to Order

The meeting was called to order at 7:03 PM.

Approval of Prior Meeting Minutes

The April 9th, 2007 meeting minutes were approved without corrections

Old Business

1. Prior Action Items
 - HOA Directory - did everyone get a copy? Yes. (Thank you, Gary and Lois)
 - Approve newsletter? Approved. Action Item: Bill will distribute this week.
 - HOA Benchmarking and national HOA groups update - Gary checked into benchmarking (dues, activities) by National HOA groups. We must decide if we want to join one of these groups before they will share any information with us. Tabled for future discussion.
2. Spring Planting Event
 - Confirm date/time, costs, and preparations - May 24th, 6:00 PM. Dave will get a few folks to help rake back mulch on the 23rd. The BOD approved expenses for the plant

materials based on Dave's recommendation of the lowest bid which satisfied our plant type and color specifications.

3. May 10th Property review with Ward's
 - General health of the turf and trees. **Action Item:** Dave will have Ward's will inspect 2-3 trees which seem to have not yet responded to treatment, and re-treat as necessary. Also, two trees appear to have died over the winter. **Action Item:** We will watch to see if they leaf out in the next couple of weeks.
 - Watering considerations (amount, wireless rain gauges, etc) - A couple of the turf areas are chronically stressed because of the water feed installed: we cannot get the desired amount of water to those areas. Are there other solutions?? One of the rain gauges is a "target" for playing children and may need a wireless replacement. **Action Item:** Do we want to proceed with replacement of the rain gauge?
 - Value of the common areas - **Action Item:** Dave will obtain from Ward's an estimate of the replacement cost of the trees so we can more clearly justify the maintenance expenses. This will be reviewed at the July General GOA meeting.

New Business

1. Budget update - Gary A provided an updated budget statement
2. July HOA Meeting
 - Agenda may include the following items: Snow removal costs and expectations, Landscaping costs and concerns, Benchmarking discussion (how do we compare to similar-sized HOA's). **Action Item:** Gary M will send out an agenda before the meeting.
3. CC&R Enforcement
 - Recent violation notices and responses
 - i. Violations appear to be accelerating as we approach summer. The BOD will need to be more active in patrolling the neighborhood and responding to violations. This is a priority for this year's BOD.
 - ii. Several current violations were noted (in-operable vehicle, pontoon boat, orange wheel-barrow, trash bin not properly stored). **Action Item:** Bill will send violation notices this week. **Action Item:** Gary M will send a violation notice to Scott Pfauth to repair the fence damaged by dogs.

Other violations we need to address? The BOD agreed that enforcement of city codes specifically mentioned in the CCR's (such as parking violations and noisy dogs) should be subject to CCR enforcement policies and procedures, along with the other CCR's.
4. ARC - A Request to change paint colors (Baucom residence) was received, reviewed, and approved.

Next Board Meeting

1. The next Board meeting will be around July 9th
2. A general meeting will be held on July 16th. **Action Item:** Gary M will reserve the community room at Firestation #3.

Adjournment

1. The meeting was adjourned at 8:05 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: August 8, 2007
PUBICATION DATE: August 10, 2007
SUBMITTED BY: Gary Mutz, Acting Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- Bill Hallett, Secretary

Agenda for May 16th Meeting

- Call to Order
- Attendance
- Approve Previous Meeting Minutes (HOA General Meeting July 16th Meeting)
- Old Business
 1. Wards Landscaping contract on Tree Ring installations
 2. Decision on engaging the HOA attorney on the process of enforcing CC&R fines, individual assessments, and interest charges
 3. Board of Directors hearing and ruling on the Manzo residence noncompliance specific to paint color and non-submission of the required home improvement
 4. Outstanding CC&R enforcement issues
- New Business
 1. Q3 2007 Newsletter
 2. December 2007 HOA General Meeting plan
- Next Board Meeting
- Adjournment

Call to Order

The meeting was called to order at 7:00 PM at the home of Dave Sanders, Board Vice-President.

Approval of Prior Meeting Minutes

The July 16th, 2007 general meeting minutes were approved without corrections

Old Business

1. Wards Landscaping contract on Tree Ring installations
The Board decided to forego the \$8K spending on tree ring improvements, but recommended moving forward with working with the Boy Scouts on delivery and installation of "Gorilla Hair" mulch in the 17th Street planter beds. *Action:* Dave Sanders will contact Mr. Tart regarding comments made at the mid-year HOA General Meeting specific to a service provided by a local Scout troop involving mulch purchase & delivery service.

The Board agreed to organizing the 2008 landscape budget, service level agreement and bid package, and potential service provider list by October, allowing the bid process and final operating budget to be in place by December 2007. The new contract begins in February 2008.

2. Decision regarding engagement of the HOA's attorney on the process of enforcing CC&R fines, individual assessments, and interest charges

Action: Gary Mutz will contact the HOA's attorney of record and original drafters of the HOA's CC&R documents to investigate the process of enforcement of fines, individual assessments, and interest rate charges filed in the case of "Recording a Notice of Noncompliance" a lot (property lot and owner).

3. Board of Directors ruling and hearing on the Manzo residence CC&R noncompliance - failure to apply for property modification (change of color scheme)

Mr. Francisco Manzo attended the Board meeting to discuss his status of noncompliance relating to his failure to file an application for property modification or improvement to the Board of Directors (acting as the Architectural Review Committee and Modifications Review Committee). Mr. Manzo, the property owner, had received both a first and second notice of nonconformance without any written response back to the Board at the date of this meeting.

Board of Director's ruling: Manzo must submit an application for modification if a paint color scheme change is desired [Manzo agreed to comply].

Manzo has until September 15th to submit his completed application along with color samples and signatures from his two immediate neighbors.

Manzo has until September 30th to complete the repainting of his home's main paint color (a "High/bright Green") with a more harmonious paint color for the HOA neighborhood.

If Manzo fails to remedy the nonconformance status of his paint color scheme by the dates above, the Board will levy an individual assessment against the Manzo's property of \$100 per month, beginning on August 18th, for each month the nonconformance condition is present, with the unpaid balance subject to a 21% APR interest rate.

4. Outstanding CC&R enforcement issues

No current outstanding CC&R enforcement issues were discussed.

The Board remains concerned that a number of property owners will initiate the need for a third notice and require fines, individual assessments, enforcement costs, and potentially associated interest charges if not paid immediately.

New Business

1. Budget update - Gary A provided an updated budget statement - no operational changes

2. Q3 HOA Newsletter - Articles to be considered for publication include:

Planter bed mulch maintenance along 17th Street

Decision on Tree Ring and other landscape improvements

Revised CC&R Notice of Noncompliance and enforcement process

Report on July 16th mid-year meeting; review agenda topics and narrative

Action: Gary Mutz will work with Bill Hallet to publish the Q3 HOA newsletter

3. December 2007 General HOA Meeting Plan

Action: Gary Mutz will reserve the Station #3 Fire House Community Room for an early December 2007 General Membership meeting - time & date to be determined.

Agenda will include financial update, budget proposal and ratification, general elections, and any motions brought before the Board of Directors and general membership

Next Board Meeting

1. The next Board meeting will be around Monday, September 10th

Adjournment

1. The meeting was adjourned at 8:30 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: October 8, 2007
PUBICATION DATE: October 16, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for October 8th Meeting

- Call to Order
- Attendance
- Approve Prior Meeting Minutes
- Officer Reports
- Unfinished Business
- Next Meeting(s)
- Adjournment

Call to Order

The meeting was called to order at 8:02 PM at the home of Gary Mutz, Board President.

Approval of Prior Meeting Minutes

The August 8th, 2007 BOD meeting minutes were approved without corrections

Officer Reports

1. President - Gary Mutz

Gary met with the HOA Attorney, David Eisenstein (of Wells, Love, & Scoby, LLC), who informed Gary that the Colorado Common Interest Ownership Act of 2006 (CCIOA) legislates several business and governance processes that affect HOA's, including The Reserve at Ute Creek HOA. The BOD agreed that it is in the best interests of the HOA to update the By Laws to assure compliance with the CCIOA. Gary reviewed the proposal that Wells, Love, & Scoby submitted to assist the HOA in preparing an amended and restated form of the HOA's bylaws and rules/responsible governance policies. the proposal also includes advising the BOD on how to have the documents approved by the BOD and HOA owners, and how to proceed with responsible governance policies (such as collection of unpaid assessments and fines). The estimated cost of these services is \$2000 - \$2500. It is also likely that regular meetings with pre-set agendas will have to be scheduled, and that all HOA business documents must be available for review during normal business hours. Probably the best way to do this will be to set up a web page. The BOD voted

and approved a motion to retain Wells, Love, & Scoby, LLC for these services for a \$2000.00 retainer.

With all the expected complexity and change for next year, the BOD agreed to discuss at the HOA meeting in December if a Parliamentarian should be added to next year's BOD to help assure compliance with expected changes in governance processes.

2. Vice President – Dave Sanders

The Landscaping Contract coming up for renewal (it expires in Feb). Dave has been reviewing the contract and other past contracts.

Harvey Lang has offered to help review the contract. The BOD agreed that this is a helpful and welcome offer, but the final decision on landscaping contract details ultimately must be made by the BOD.

Dave checked on mulching along 17th Ave. This is recommended as a springtime activity, and will be pursued at that time.

Dave will look into setting up snow removal as a separate contract.

Action: Dave will try to have several bids for the December HOA Owners' meeting.

3. Treasurer – Gary Abbuhl

A budget proposal for 2008 must be approved at least 60 days before the new year. The budget must be adopted by the BOD, and a budget summary mailed or otherwise delivered to the HOA owners within 30 days of adoption. A meeting of the HOA owners must be scheduled between 14 and 60 days after the summary is delivered so the HOA owners may consider ratification of the budget.

Action: Gary A will submit a proposed budget to the BOD by Nov 1.

Action: Gary M. will convene a BOD meeting to adopt the budget by Nov 3. At the same meeting, a HOA Owners meeting date will be confirmed (2nd Tues in Dec).

Action: After the BOD adopts the budget, Bill will deliver copies to the HOA Owners, no later than Nov 15.

4. Secretary – Bill Hallett

Action: Bill will prepare a Fall newsletter. He will include an announcement of the December HOA Owners' meeting, a request for officer nominations, a proxy form for votes, reminders about CC&R Compliance, a statement about changes to the bylaws, and other material as needed.

Unfinished Business

1. Q3 HOA Newsletter – **Action:** Bill will publish it by Oct 23.

2. HOA Owners' Meeting

Action: Gary M. will reserve the community room at firestation #3 for Tues, Dec 11.

Proposed agenda: Financial update, budget proposal and ratification, general elections, landscaping update, bylaw and governance updates, and any motions brought before the Board of Directors and general membership

Next Board Meeting

1. Gary M will convene the next Board meeting by Nov 3rd.

Adjournment

1. The meeting was adjourned at 8:56 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: October 30, 2007
PUBICATION DATE: November 4, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for October 30th Meeting

- Call to Order
- Attendance
- Approve Prior Meeting Minutes
- Officer Reports
- Unfinished Business
- Next Meeting(s)
- Adjournment

Call to Order

The meeting was called to order at 8:03 PM at the home of Gary Mutz, Board President.

Approval of Prior Meeting Minutes

The October 8th, 2007 BOD meeting minutes were approved without corrections

Officer Reports

1. President - Gary Mutz
Gary retained the HOA Attorney, David Eisenstein, to update the bylaws to assure compliance with the CCIOA.
Action: Gary will prepare an overview of the pending bylaw changes for the HOA general meeting on Dec. 11th.
The BOD will recommend at the HOA general meeting in December to add a Parliamentarian to next year's BOD to help assure compliance with the new governance processes.
2. Vice President - Dave Sanders
The Landscaping Contract was discussed. The existing contract expires in Feb. Dave and Gary A. reviewed invoices from Ward's and discovered \$3,814.10 in overcharges. Apparently the Ward's front office automatically invoices a periodic (prorated) amount of the total contracted cost without actually confirming if the services were performed. The BOD agreed that next year's contract will specify that

every invoice must itemize services performed. Ward's has agreed to refund the overcharges.

Dave reviewed a Request-For-Quote document with the BOD. A few changes were suggested. **Action:** Dave will send the amended RFQ out for competitive bids.

Ward's has bid a 3.5% increase for the 2008 contract, or 5% increase if the BOD agrees to a 2-year contract renewal. The BOD will use the 5% figure for budgetary purposes.

Dave will look into setting up snow removal as a separate contract from landscaping. He will also consider specifying a total snow removal expense that is fixed, regardless of the number of times snow removal is done. Snow removal will be done in common-area sidewalks only, after a 4-inch accumulation.

Action: Dave will try to have several bids for the December HOA Owners' meeting.

3. Treasurer – Gary Abbuhl

Gary presented a budget proposal for 2008.

Gary M suggested adding a column to specify the type of expenses (Sustaining, Repair/Lifecycle, or Discretionary). The definitions show that there is very little discretionary expense in the budget, and this should help in explaining and justifying the budget to HOA members.

Based on recurring CC&R violations in 2007, it is expected that the HOA in 2008 may incur some legal expenses to enforce CC&R's. Income and Expense items relating to CC&R enforcement will therefore be added to the budget.

A line item will be added for inspection of irrigation system back-flow valves.

In anticipation of new governance requirements, line items will be added to setup and maintain a website for the HOA so that HOA business is easily accessible.

Fence maintenance will be budgeted on a rotating basis: expense for painting half of the fence will be budgeted for 2008.

After the discussion/changes summarized in these minutes, the BOD approved the proposed budget. **Action:** Gary A will send the updated copy (including historical dues rates) via email. BOD members will respond if any changes are required.

A copy of the final budget from Gary A (dated Oct 31) is attached to these minutes.

4. Secretary – Bill Hallett

Action: Bill will send a meeting reminder, including a copy of the BOD-Approved budget, to HOA owners by Nov 10. The meeting reminder will also include an invitation for 2008 BOD nominees to attend the Dec 3rd meeting.

Unfinished Business

1. Q3 HOA Newsletter – Bill and Irene distributed the newsletter on Oct 24. It included an announcement of the HOA general meeting in December, a proxy form, and a request for nominees for the 2008 BOD.

2. HOA Owners' Meeting

Gary M. reserved the community room at firestation #3 for Tues, Dec 11.

Proposed agenda: Financial update, budget proposal and ratification, general elections, landscaping update, bylaw and governance updates, and any motions brought before the Board of Directors and general membership

2. Mulch along 17th Ave: tabled until Spring 2008.

Next Board Meetings

1. The next Board meeting will be on Monday, Nov 19th, at Gary M's house at 7:00 PM. The agenda will be to finalize the agenda for the HOA General meeting scheduled for Dec 11th.
2. Another Board meeting will be held on Monday, Dec 3rd, at Gary M's house at 7:00 PM. This meeting will be to make final preparations for the general meeting on Dec 11th. Nominees for the 2008 BOD will be invited and encouraged to attend.

Adjournment

1. The meeting was adjourned at 9:18 PM.

ADDENDUM: Proposed Budget for 2008

**RESERVE AT UTE CREEK HOMEOWNERS' ASSOCIATION
2008 BUDGET**

10/31/2007

		2006 BUDGET	2006 ACTUAL FINAL	2007 ADOPTED BUDGET	2007 ACTUAL 10/31/2007	2008 PROPOSED BUDGET
INCOME						
DUES		\$35,425.00	\$35,680.00	\$35,425.00	\$35,560.00	\$35,970.00
CREDIT ON DUES		-6,300.00	-6,500.00	-2,925.00	-2,925.00	0.00
LATE FEES & PENALTY		300.00	0.00	0.00	0.00	0.00
OTHER INCOME		0.00	0.00	0.00	0.00	2,200.00
INTEREST INCOME		600.00	848.25	700.00	702.62	750.00
TOTAL INCOME		30,025.00	30,028.25	33,200.00	33,337.62	38,920.00
EXPENSES						
WEBSITE SETUP	DISCRETIONARY	0.00	0.00	0.00	0.00	300.00
SPRING PLANTING	DISCRETIONARY	0.00	0.00	0.00	1,423.72	1,500.00
	Sub TL DISCRETIONARY	0.00	0.00	0.00	1,423.72	1,800.00
FENCE REPAINTING 1/2	REPAIR/LIFECYCLE	0.00	0.00	0.00	0.00	6000.00
GROUND TREE CARE	REPAIR/LIFECYCLE	0.00	1,308.00	1,500.00	2,173.50	2,000.00
	Sub TL REPAIR/LIFECYCLE	0.00	1,308.00	1,500.00	2,173.50	8,000.00
BACKFLOW VALUE INSPECTION	SUSTAIN	0.00	0.00	0.00	0.00	300.00
WEBSITE MAINT.	SUSTAIN	0.00	0.00	0.00	0.00	300.00
GROUND MAINT.	SUSTAIN	14,150.00	15,031.29	13,875.60	13,875.60	14,569.38
GROUND REPAIRS	SUSTAIN	1,900.00	1,325.78	1,500.00	1,406.20	1,500.00
INSURANCE	SUSTAIN	1,300.00	1,261.00	1,300.00	1,248.00	1,250.00
MISCELLANEOUS	SUSTAIN	200.00	5.00	200.00	0.00	200.00
OFFICE SUPPLIES	SUSTAIN	200.00	0.00	200.00	49.62	100.00
POSTAGE	SUSTAIN	200.00	171.00	200.00	70.34	150.00
PRINTING & REPRODUCTION	SUSTAIN	50.00	0.00	50.00	0.00	50.00
LEGAL FEES	SUSTAIN	150.00	0.00	150.00	2,026.00	2,000.00
SNOW REMOVAL	SUSTAIN	1,800.00	418.00	800.00	1,792.00	1,000.00
TAXES FEDERAL	SUSTAIN	300.00	524.00	667.00	513.00	200.00
TAXES STATE	SUSTAIN	100.00	2.00	206.00	230.55	60.00
UTILITY ELECTRIC	SUSTAIN	400.00	234.05	225.00	195.78	250.00
UTILITY STORM DRAINAGE	SUSTAIN	125.00	152.60	150.00	141.18	175.00
UTILITY WASTEWATER SVC.	SUSTAIN	100.00	0.00	100.00	0.00	0.00
UTILITY WATER	SUSTAIN	7,400.00	8,299.97	8,500.00	5,827.83	6,000.00
	Sub TL SUSTAIN	28,375.00	27,424.69	28,123.60	27,376.10	28,104.38
TOTAL EXPENSES		28,375.00	28,732.69	29,623.60	30,973.32	37,904.38
NET INCOME		1,650.00	1,295.56	3,576.40	2,364.30	1,015.62
ACCOUNTS RECEIVABLE		0.00	146.49	0.00	0.00	0.00
ACCOUNTS PAYABLE		0.00	0.00	0.00	0.00	0.00
COLORADO INC. TAX PAYABLE		0.00	0.00	0.00	0.00	0.00
DEFERRED INCOME		0.00	0.00	0.00	0.00	0.00
FEDERAL INC. TAX PAYABLE		0.00	0.00	0.00	0.00	0.00
CASH FLOW		1,650.00	1,442.05	3,576.40	2,364.30	1,015.62
BEGINNING CASH		22,795.41	22,900.02	24,349.67	24,342.07	26,706.37
ENDING CASH		\$24,445.41	\$24,342.07	\$27,926.07	\$26,706.37	\$27,721.99

OPERATING CASH	2,500.00	2,872.12	3,000.00	3,533.80	4,549.42
FENCE & MAINT. RESERVES	21,945.41	21,469.95	24,926.07	23,172.57	23,172.57
TOTAL CASH	<u>\$24,445.41</u>	<u>\$24,342.07</u>	<u>\$27,926.07</u>	<u>\$26,706.37</u>	<u>\$27,721.99</u>

	NET	GROSS	NET	NET	NET
2005 DUES PER MEMBER	445	545	445	445	445
2006 DUES PER MEMBER	445	545	445	445	445
2007 DUES PER MEMBER	500	545	545	500	545
2008 DUES PER MEMBER	545	545	545	545	545

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: November 19, 2007
PUBICATION DATE: November 28, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for November 19th Meeting

- Call to Order and Attendance
- Read and Approve Prior Meeting Minutes
- Officer Reports
- Unfinished Business
- Next Meeting(s)
- Adjournment

Call to Order

The meeting was called to order at 7:08 PM at the home of Gary Mutz, Board President.

Approval of Prior Meeting Minutes

The October 30th, 2007 BOD meeting minutes were approved without corrections

Officer Reports

1. President – Gary Mutz
Gary did not receive status from HOA Attorney David Eisenstein about the bylaws update to assure compliance with the CCIOA.
Action: Gary M will prepare an overview of the pending bylaw changes for the HOA general meeting on Dec. 11th.
2. Vice President – Dave Sanders
The Landscaping Contract expires in Feb. Dave has sent out a Request For Quote to 4 landscaping firms. Two have responded so far.
The RFQ included changes reviewed at the Oct 30th BOD meeting, and a clause to specify that every invoice must itemize services performed. This will help to avoid future invoicing errors such as we experienced this year.
The RFQ also requested a bid on a total snow removal expense that is fixed, regardless of the number of times snow removal is done. Snow removal will be done in common-area sidewalks only, after a 4-inch accumulation.
Action: Dave will review bids at the December HOA Owners' meeting.
3. Treasurer – Gary Abbuhl

Gary received \$3814.00 in refunds from Ward's. Dave Ward was very apologetic about the error.

An additional \$270 is being negotiated.

Gary reviewed the BOD-approved budget for 2008.

- a. Dave motioned that the budget be amended so that the dues discount would stay at the 2007 level of \$45.00. Discussion included the possibility of painting less of the fence, and that some costs in 2008 will not recur in 2009. The BOD felt this would require not showing a change in budgeted expenses, but rather showing a drop (approx \$2970) in the reserve fund instead.
- b. The BOD voted and approved an amendment to the budget to reflect the same dues and dues discount as 2007, to show a reduction in the projected reserve fund for 2008, and to keep all other budget line items the same as was approved on Oct 30th.

Action: Gary A will publish the amended and approved budget. For the file records, Bill will attach a copy of the amended budget to these meeting minutes.

4. Secretary – Bill Hallett

Bill sent a meeting reminder, including a copy of the BOD-Approved budget, to HOA.

Unfinished Business

1. HOA Owners' Meeting

Gary M. reserved the community room at firestation #3 for Tues, Dec 11. Meeting starts at 7:30.

Agenda: Sign-in and discussion of voting policies, Financial update, Budget proposal and ratification, Introduction of candidates for BOD, General elections, Landscaping update, Bylaw and governance updates, A motion to join the Longmont Neighborhood Association, Open forum (3 minute max limit per homeowner/topic), and any motions brought before the Board of Directors and general membership.

The BOD will recommend at the HOA general meeting in December to add a Parliamentarian to next year's BOD to help assure compliance with the new governance processes.

Action: Gary M will invite our beat officer and an officer from the Longmont Neighborhood Association to attend the annual meeting.

Action: Bill will work with Gary M to prepare Property Owner Packages for the meeting.

2. Mulch along 17th Ave: tabled until Spring 2008.

Next Board Meeting

1. The next Board meeting will be held on Monday, Dec 3rd, at Gary M's house at 7:00 PM. This meeting will be to make final preparations for the general meeting on Dec 11th. Nominees for the 2008 BOD will be invited and encouraged to attend.

Adjournment

1. The meeting was adjourned at 8:20 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: December 03, 2007
PUBICATION DATE: December 09, 2007
SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary

Agenda for November 19th Meeting

- Call to Order and Attendance
- Read and Approve Prior Meeting Minutes
- Officer Reports
- Unfinished Business
- Next Meeting(s)
- Adjournment

Call to Order

The meeting was called to order at 7:06 PM at the home of Gary Mutz, Board President.

Approval of Prior Meeting Minutes

The November 19th, 2007 BOD meeting minutes were approved without corrections

Officer Reports

1. President – Gary Mutz
Gary did not receive status from HOA Attorney David Eisenstein about the bylaws update to assure compliance with the CCIOA.
Action: Gary M will prepare an overview of the pending bylaw changes for the HOA general meeting on Dec. 11th.
2. Treasurer – Gary Abbuhl
Gary received an additional \$269.95 in refunds from Ward's.
Gary published an updated 2008 budget to reflect the change approved at the Nov 19th meeting.
3. Vice President – Dave Sanders
The Landscaping Contract expires in Feb. Dave has received a response to the RFQ from 3 of 4 landscaping firms that he contacted (awaiting a response from Newell's). Dave provided a spreadsheet summary of the bids received so far. Greenplan and Ward's are similar for the basic maintenance totals; Rock Solid is quite a bit higher. There is a lot of difference in the as-requested items (planting, snow removal, repair work, etc).

Action: Dave will check with HOA's that contract with Green Plan to see if there are any complaints.

The RFQ also requested a bid on a total snow removal expense that is fixed, regardless of the number of times snow removal is done. Snow removal will be done in common-area sidewalks only, after a 4-inch accumulation. Ward's bid on a per-call basis instead of a fixed cost.

Action: Dave will have Ward's resubmit the snow removal bid.

Action: Dave will review bids at the December HOA Owners' meeting.

The goal is to have enough bids so that the 2008 BOD can make a final decision between Jan 2 – Jan 9.

4. Secretary – Bill Hallett

Bill provided contact information for the Longmont Neighborhood Group Leaders Association.

Unfinished Business

1. HOA Owners' Meeting

Gary M. reserved the community room at firestation #3 for Tues, Dec 11. The meeting starts at 7:30.

Agenda: Sign-in and discussion of voting requirements, Reading of the July 16 General Meeting minutes, Financial update, Budget ratification, Introduction of candidates for BOD, General elections, Landscaping update, Bylaw and governance updates, A motion to join the Longmont Neighborhood Association, Open forum (3 minute max limit per homeowner/topic), and any motions brought before the Board of Directors and general membership.

The BOD will recommend at the HOA general meeting in December to add a Parliamentarian to next year's BOD to help assure compliance with the new governance processes.

The voting requirements were reviewed. We need at least 18 voting owners present to make conduct any valid votes or elections.

Action: Gary A. will distribute a set of proxy forms to all households, and Gary M will send a set to the bunko gathering on the 5th.

Action: Gary M will invite our beat officer and an officer from the Longmont Neighborhood Group Leaders Association to attend the annual meeting.

Action: Bill will work with Gary M to prepare Property Owner Packages for the meeting.

2. Mulch along 17th Ave: tabled until Spring 2008.

Next Board Meeting

1. The next Board meeting will be held immediately following the close of the General Homeowners' Meeting on December 11th so that BOD officer positions may be filled.

Adjournment

1. The meeting was adjourned at 7:56 PM.

Reserve At Ute Creek Homeowner's Association Board Meeting Minutes

MEETING DATE: December 11, 2007

PUBICATION DATE: December 20, 2007

SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz
- ✓ David Sanders
- ✓ Gary Abbuhl
- ✓ Bill Hallett
- ✓ Harvey Lang

Agenda for December 11th Meeting

- Call to Order and Attendance
- Assign New BOD Members to BOD Offices
- Schedule Next BOD Meeting and Agenda
- Adjournment

Call to Order

The meeting was called to order at 10:01 PM at the community room of Firestation#3.

Assignment of BOD Members to BOD Offices

BOD Offices were discussed. Newly elected BOD Members were assigned to the following offices:

President: Dave Sanders
Vice President: Harvey Lang
Treasurer: Gary Abbuhl
Secretary: Bill Hallett
Governance: Gary Mutz

Next Meeting

The agenda for the next BOD meeting is:

Landscape contract review
Review CCIOA documents from attorney and plan next steps
Set BOD Goals for 2008

The next BOD Meeting will be on Tuesday, January 15th at 7:00 PM at Dave Sanders' home (1239 reserve).

Regular BOD meetings will be planned for the second Tuesday of each month at 7:00 PM unless cancelled or rescheduled.

Adjournment

The meeting was adjourned at 10:24 PM.

Reserve At Ute Creek Homeowner's Association HOA Meeting Minutes

MEETING DATE: December 11, 2007

PUBICATION DATE: December 20, 2007

SUBMITTED BY: Bill Hallett, Secretary

Meeting attendance

- ✓ Gary Mutz, President
- ✓ David Sanders, Vice President
- ✓ Gary Abbuhl, Treasurer
- ✓ Bill Hallett, Secretary
- ✓ 14 Non-BOD (voting) property owners
- ✓ 9 proxies
- ✓ Guest: Terry Duffin (Longmont's Community and Neighborhood Resources liaison)
- ✓ Guest: Officer Mortenson, Beat 6 officer from Longmont Police Department

Call to Order

The meeting was called to order at 7:32 PM. Attendees signed-in at the door.

Meeting packages were provided to all attendees. The packages included: Agenda, July 16th HOA Meeting Minutes, Dec 3rd BOD Meeting Minutes, State of the HOA, Key Focus Areas for 2008 BOD, 2008 Budget Spreadsheet, Summary of Current CC&R Enforcement Process, and Ballot/Biography Sheet for 2008 BOD Candidates

Introductory Comments by BOD President Gary Mutz

CCIOA ("kiowa") - The Colorado Common Interest Ownership Act of 2006 sets new guidelines for governance of HOA's. The Reserve must change bylaws and create processes to comply with CCIOA. We are currently not in full compliance, which means enforcement of CC&R's could be challenged and defeated in court. The HOA attorney will deliver proposed CC&R and Bylaw changes by Dec 28. After the BOD reviews and accepts the proposals, copies will be sent to all homeowners and a special meeting will be scheduled (no sooner than 30 days after the copies are sent out) to vote on acceptance of the changes.

The Rules of Order for this meeting were summarized. Issues put to a vote must first be motioned, then seconded, then discussed before a vote will be tallied. Most votes will be by simple majority of voting members and proxies (each property is entitled to a single vote). The By-Laws require a 2/3 majority for some votes (such as rejecting the budget). The agenda includes an open forum near the end of the meeting. Each attendee will have an opportunity to address the BOD and homeowners for 3 minutes.

Approval of Prior Minutes

A motion was made and seconded to approve the July 16 HOA Meeting Minutes. There was no further discussion. The motion was approved unanimously.

A motion was made and seconded to approve the Dec 3 BOD Meeting Minutes. There was no further discussion. The motion was approved unanimously.

Reports of Officers

President:

BOD President Gary Mutz read a letter that had been received from a homeowner with their January 2007 HOA dues. The letter questioned HOA dues and costs. Specific concerns about repairs, water use, and CC&R enforcement were raised. Members in attendance agreed that this letter reflected the concerns of most HOA members.

Gary then reviewed the goals of the 2007 BOD and the completion status of the goals. Refer to the July 16th HOA Meeting Minutes for the specific goals.

The financial solvency of the HOA was discussed. Prior year budget summaries were cited to show that the BOD has managed to keep spending flat for 2005 – 2007 despite a 3% annual inflation rate.

Gary discussed how the CCIOA became a concern of the 2007 BOD. In 2007, there were many CC&R violations that went to second notification. Based on lack of response by violators, the BOD anticipated some violations progressing to the point of requiring legal action (fines and/or action by the HOA to correct certain non-compliances). Therefore, the President contacted the HOA attorney. At that time it was learned that the HOA is not in compliance with the CCIOA, and that legal action to correct or fine violations would probably be defeated if challenged in court. Basically, the HOA must amend its bylaws and processes in order to have a legal means to enforce the CC&R's.

Suggested focus areas for the 2008 BOD were discussed:

- CCIOA changes and development of “scripted” governance procedures and fines.

- Development of a rotating fence maintenance plan.

- Landscaping life-cycle planning (maintenance or replacement of plants and hardware that reaches end-of-life)

- Mid-year and Year-end HOA meetings

- Development of a budget for 2009

- Partnering with Longmont agencies and resources that support HOA's.

Guests were introduced

Terry Duffin, liaison from the Longmont Community and Neighborhood Resources (CNR) office, located in the Civic Center. Terry discussed the mission of the CNR.

CNR Webpage: <http://www.ci.longmont.co.us/cnr/index.htm>

The main purpose of the CNR is to build community within neighborhoods, and to improve communication with city agencies and between neighbors.

The CNR helps to promote development of a common voice within the neighborhood, and supports maintaining safety in neighborhoods.

The CNR also has grants programs to support its mission. Typical grants go towards cultural diversity projects, block parties, and neighborhood improvement projects.

Terry provided several documents. **Action:** the Secretary will distribute copies of the CNR documents to BOD members.

The CNR provides member neighborhoods with a free newsletter, eligibility for grants (after 1 year of membership), HOA training programs, and Mediation services.

To join the CNR, a HOA must vote to join. To maintain membership, the HOA must send a representative to attend at least 7 of 10 yearly meetings. Meetings are held on the third Thursday of the month.

A motion was made and seconded for the Reserve at Ute Creek HOA to join the CNR. A short discussion centered on the benefits to the HOA in general. The motion was approved unanimously.

Officer Mortenson, Beat 6 Officer from the Longmont Police Department (LPD) Webpage:

<http://www.ci.longmont.co.us/police/department/beatmap.htm>

Officer Mortenson works the graveyard shift. Beat 6 is the area of town North of 17th Ave and East of the railroad tracks.

Kaye armstrong is the liaison between the LPD and the CNR.

The main issues that the LPD addresses in Beat 6 are essentially “Quality of Life” issues: Barking Dogs, Noise (a low priority), Solicitors, Safety Concerns, and Parking (also a low priority). Most of these issues can be resolved by better communication between neighbors.

Code Enforcement Officers handle problems such as Parking Violations, Abandoned Vehicles, and Snow Removal.

See the LPD webpage above if you need to contact a Beat Officer or a Code Enforcement Officer.

After the guests addressed the HOA, Gary then brought up the BOD’s recommendation to add a 5th member for 2008, to manage the governance changes. There was a lot of discussion about how much time BOD members spend on HOA business and how much extra time might be needed to manage the new governance changes. BOD members are compensated (dues are waived the year after they serve), but this compensation as an hourly rate is not very high. Several homeowners volunteered to help with the governance changes (particularly developing scripted enforcement guidelines and fine schedules).

Treasurer:

BOD Treasurer Gary Abbuhl reviewed the 2007 Budget and Actual figures.

Here are some key figures for 2007 vs 2006: Net income was up \$1900, Maintenance down \$1400, \$2000 was spent to retain the lawyer for CCIOA changes, Snow removal was up \$1400, Spring planting cost \$1400 (Harvey Lang was unable to donate plants in 2007), and Water was down \$2400.

Gary also discussed some historical figures. When 4-Star Realty was managing HOA business, it cost \$4800 per year. HOA members felt at the time that 4-Star did not have much of a stake in the quality and expenses of the HOA. For example, water cost \$9300 in 2000 (about \$3500 more than 2007). This is why the HOA voted to elect a BOD to manage HOA business.

Concerns were raised by several homeowners that the budget, and the reserve fund, for fence repairs may be too high.

The HOA will need to set up a webpage in 2008 so that HOA business documents are accessible during “normal business hours” (a CCIOA requirement).

There are three homes in foreclosure, but Gary does not expect significant problems in collecting dues for these properties.

The budget was ratified without a vote because the bylaws state that the budget is automatically ratified unless 2/3 of homeowners vote to reject the budget provided by the BOD. There were not 2/3 of the HOA represented at the meeting, so it was impossible to reject the budget. Therefore, no vote was called for.

Open Discussion

Snow removal – can we contract for snow removal on all sidewalks (instead of common areas only)? This was no-bid by Ward's in the past because Ward's did not want to be responsible for possible damage to lawns and planters caused by snow removal equipment. No motion was made to pursue this.

The flower beds off 17th Ave – Several plants died of overwatering this year. Can we do something else in these beds? Perennials would probably cause more weed problems than we have now. No motion was made to change the flower beds.

CCIOA – this must be a high priority for the 2008 BOD. A motion was made and seconded to add a 5th Board Member for 2008, with the same compensation as other BOD members, to manage compliance with CCIOA governance requirements. Discussion included a request to approve the motion, to reject the motion and form a committee of homeowners to do the work, and to form a committee regardless of whether the motion is approved or not. The following homeowners volunteered to serve on the Governance Committee: Deirdre Taylor, Bob Chapman, Laurie Tart, Kathy Lang, Scott Abrahamson. The president requested a role-call vote. The motion was approved (16 yes, 11 no). The BOD agreed to recommend that the 2008 BOD convene the Governance Committee as suggested by homeowners.

Paint Colors – the BOD was asked to explain how the new paint color was approved for the home that was formerly bright green. The Secretary read from prior meeting minutes that the bright green paint had not been approved prior to painting and was therefore in violation of the CC&R's. Neighbors did not want to be put into a position of dealing directly with the homeowner in violation, and requested that the BOD handle it as a violation. The BOD provided the violating homeowner options: Restore the prior color, Obtain signatures from several neighbors that the bright green was acceptable, or Paint a new color with prior BOD/ARC approval. The third option is what was done. Some homeowners still object to the new color and others said it is fine. But it was approved and is therefore not in violation of the CC&R's. Some homeowners expressed an interest in developing an approved color palette. Comments were also made that that seems like going a bit overboard. One homeowner indicated that even dayglow colors would be acceptable, but no one else agreed with that!

Fence Boards – Ward's repalced two fence boards but did not repaint them. **Action:** The Vice President will see how soon Ward's can paint the boards.

Can someone apply red paint to the curbs near fire hydrants? No motion was made to pursue this.

CNR Meetings – Bob Lee volunteered to attend monthly CNR meetings. The Secretary also volunteered to attend, so as to document the meetings for the HOA and BOD.

Homeowners are reminded to clean up after their dogs.

The BOD was requested to continue sending CC&R violation notices when violations occur, regardless of CCIOA changes. The BOD agreed to do this, but pointed out that formal/legal enforcement will not occur until the CCIOA work is completed.

Election of Officers for the 2008 BOD

The President called for nominees for the 2008 BOD. No new nominations were made, so the five listed in the ballot were the only candidates for the 5 BOD positions for 2008.

The candidates were: Gary Mutz, Dave Sanders, Gary Abbuhl, Bill Hallett, and Harvey Lang.

A motion was made and seconded to elect all 5 candidates for the five 2008 BOD positions as a group, rather than casting and counting individual ballots. The motion was unanimously approved without further discussion.

Adjournment

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 9:59 PM without further discussion.

