

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes - APPROVED

MEETING DATE: January 12, 2010
PUBICATION DATE: January 13, 2010
SUBMITTED BY: Kelli Whitely, Secretary

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Gary Abbuhl
- ✓ Sabrina Lee
Tom Sheffield
- ✓ Kelli Whiteley
- ✓ Non-BOD Attendees (in person): Bill Hallett

Call to Order

- The BOD meeting was called to order at 7:04 PM at the Longmont Senior Center.

Agenda

- Go over unfinished business
- Go over new business
- Set a meeting time for the next BOD meeting
- Adjourn.

Financials: Gary presented the balance sheet

Unfinished Business

1. Guaranty Bank has offered a better rate on CDs. Gary will be transferring a couple thousand in to a 6 month CD to see how interest rates do (short term CD). There is not a multi-deposit CD at Guaranty.
2. Collection policy has been posted on Website. Tom will be contacting our lawyer. Small claims court is also an alternative but cost \$75 to file the paperwork on Gemelli and Singh (1313 and 1337 Reserve).
3. It is assumed that any monies coming from homeowners will first go to pay their past due HOA dues. Tom needs to verify this with our attorney.
4. Survival guides need to be completed by the May BOD meeting.
5. The NIG was submitted by Gary Mutz to the City. Bids from Wards and Knapps have come in. Gary has asked for \$5,000 from City and \$1,000 from Reserve funds plus 400 hours of volunteer labor from Reserve members. Rich Jorgensen has helped Gary draw up landscaping plans and Bill will be putting those on our web page. Sabrina suggested that the owners that live nearest the northeast cul-de-sac, look at the webpage for their input.
6. Tom is working on the landscaping and ARC policies. We have not awarded a landscaper yet. Ward has been slow in getting back whereas Knapp was very prompt in getting back with us.
7. We are still missing 21 names from the email list. Sabrina will be dividing up the list between herself, Kelli and Tom for these members to be contacted and email addresses to be obtained.

New Business

1. Goals for 2010:
 - Sustain, repair/lifecycle and discretionary expense spending
 - Conformance to the Colorado Common Interest Ownership Act (CCIOA)
 - HOA web development
 - To establish a reserve fund of \$50,000 in the next 4 years, 2114.

- To find ways to reduce costs to the Association so we can keep our dues down. Increasing neighborhood participation in projects is one way to reduce costs.
 - To institute a procedure where we periodically review our insurance carrier, attorney and landscaping provider.
 - To apply for a Neighborhood Grant from the City of Longmont to be used to reduce water usage, landscape, eliminate waste products and decrease the carbon footprint generated by gas engines used to maintain the current landscape design. The 2010 Phase targets redevelopment of the north east cul-de-sac: removing the grass in the cul-de-sac resulting in lower water usage, lawn cuttings, and carbon footprint impacts; implementing perennial plant materials; installing rock and mulch around the plants, creating a “meeting place” in the middle with rock benches or large rocks for sitting. Amount applied for is \$5,000 with the association adding \$1,000 from our funds and 400 hours of volunteer work from association members.
2. Looking for new HOA insurance carrier for BOD, common area and fence by next October.
 3. Landscaping contractor will need to be chosen in next couple of months.

Next Meeting

1. BOD meetings are on the second Tuesday of each month, 7:00 – 8:30 PM, at the Longmont Senior Center. The next meeting is scheduled for February 9, 2010.

Adjournment

1. The meeting was adjourned at 7:55 PM.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes - APPROVED

MEETING DATE: February 9, 2010
PUBICATION DATE: February 15, 2010
SUBMITTED BY: Kelli Whitely, Secretary

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Tom Sheffield
- ✓ Kelli Whiteley
- ✓ Non-BOD Attendees (in person): Bill Hallett

Call to Order

- The BOD meeting was called to order at 7:25 PM at the Longmont Senior Center.

Agenda

- Go over unfinished business
- Go over new business
- Adjourn.

Financials: Sabrina presented the financials in Gary's absence.

Unfinished Business

1. Sabrina has been talking with our lawyer regarding unpaid HOA dues from owners. The lawyer agreed that pursuing the homeowners with a summons from Small Claims Court is our best option.
2. Tom met with Wards and went over their quote. This contract included: watering (some over-saturated areas and some dry areas). Ward will need to work closely with a technician to investigate why the sprinklers are inconsistent; the rain sensors are not accurate due to large trees that have grown over the sensors which need to be pruned. Tom asked the board members about having a 1 year or a 2 year contract. The 2 year contract would be cheaper but thought annually was better as far as negotiations. Tom also investigated Knapp and Greenman (Knapp too high and Greenman too high). Ward has a working knowledge of our system; however, Sabrina felt that their bills were too complicated. Sabrina suggested that we get in to writing that there will be no surcharge when gas prices go up. The Ward's contract was voted on for a 2 year contract. Tom approved and Kelli seconded the motion. Sabrina wants to review the Ward's contract further and asked that we "Table" the motion.
3. Gimelli and Singh still have outstanding HOA fees.
4. Basketball hoops: Tom motioned that we leave the basketball hoops wording as is and Sabrina seconded the motion.

New Business

1. Goals for 2010:
 - Tom to deliver modified ARC approval process.
 - Sabrina will be working on first quarter newsletter.
 - Email address to be procured before next meeting.
2. A home owner complained to Tom about Reserve St. not being plowed. The sidewalks and common areas are plowed per our contract for snow removal. The City Of Longmont is responsible for plowing "through" streets and Whitehall will be plowed more quickly because it is a through street and Reserve is a side street.
3. Shopping for HOA services: review our services to keep them competitive. Hiring a new attorney was discussed; Tom suggested hiring a local attorney.

Next Meeting

1. BOD meetings are on the second Tuesday of each month, 7:00 – 8:30 PM, at the Longmont Senior Center. The next meeting is scheduled for March 9, 2010.

Adjournment

1. The meeting was adjourned at 8:25 PM.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes - APPROVED

MEETING DATE: March 9, 2010
PUBICATION DATE: March 19, 2010
SUBMITTED BY: Kelli Whitely, Secretary

Call to Order

The BOD meeting was called to order at 7:40 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Tom Sheffield
- ✓ Kelli Whiteley
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: None

Unfinished Business

1. Delinquent homeowners – Sabrina will complete the paperwork for small claims court.
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Improvement Update:
What the project is, it was submitted, response to Jon Clark made, and now waiting for the NGLA to review and make selections prior to submitting to the City.
4. Landscaping & ARC policies
 - Pending – Tom to write up streamlined approval process
 - Review of contract with Wards (Addressed below)

The bid request dated 10/30/2009 specifies our requirements for Wards. This outlines all of our expectations and guidelines for Wards, including the “Scope of the project” or where we expect the work to be done. It specifies what work and how the work should be done. Wards contract is an attachment, dated March 9, 2010, which outlines their provisions and conditions. The concerns that Sabrina voiced were the vagueness in their attachment. We finally agreed to their contract for a period of one year, and it will include the fuel surcharge. The contract is actually for less than the previous 2 years (\$17,453 on the contract dated 3/1/08 vs. \$13,453 for 2010), and payments will be made in 7 equal payments of \$1909.73, starting in April and ending in October. The fuel surcharge was outlined satisfactorily, and cannot exceed 7.5% in any month. We also agreed to the snow removal contract, with them removing snow if we get more than 4 inches. The contract does include turf aeration to be done once in the spring. (It was actually done last week before all the snow came).

5. Newsletter – pending with Sabrina
6. Email list – pending

New Business

1. Communications with Jim Gates and Brandon Vail
2. Reviewed and approved goals for 2010
3. Shopping for services
 - Approved contract with Wards
 - Make appointment with current attorney in May or June
 - Insurance – invite current agent to BOD meeting to review policy
4. No rule violations to be heard

Next Meeting

BOD meetings are on the second Tuesday of each month, 7:30 – 8:30 PM, at the Longmont Senior Center. The next meeting is scheduled for April 13, 2010.

Adjournment

1. The meeting was adjourned at 8:40 PM.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – APPROVED

MEETING DATE: April 13, 2010
PUBICATION DATE: May 5, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:40 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Meeting attendance (5 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Tom Sheffield
- ✓ Kelli Whiteley
- ✓ Non-BOD Attendees (in person): Bob Lee, Kathy Lang

Homeowners to be heard: None

Unfinished Business

1. Delinquent homeowners – Sabrina will complete the paperwork for small claims court.
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Improvement Update:
Trees are available for free if we pay Boulder County \$40 to dig them up. Bob Lee submitted an application for the trees to replace dead ones in the subdivision.
Bob also informed us of the NECO (neighborhood ECO pass) which is a commuter service to Denver, Boulder. If a certain percentage of people will pledge money, than everyone can get a pass for 1 year. Bob will organize to get this and Boulder County will subsidize 60% of it.
4. Landscaping & ARC policies:
Wards has been asked to write a bid for mulching (around beds and fence line) and removal/replacement of edging. Tom suggested that round-up be used on fence line. Tom pointed out rotting fence, graffiti on apartment side of fence
5. Newsletter – done
6. Email list – pending

New Business

1. Water usage study is being done by Tom and Kathy Lang. Kathy spoke to Steve from Wards about using different sprinkler heads that are more efficient.
2. Tom would like to set up a committee of homeowners that would work with him to deal with landscaping, maintenance and involvement.
3. Kathy will be looking for a real estate lawyer. Sabrina would like to talk to our present lawyer first regarding his services.
4. Tom asked that we motion to deed the land that runs alongside the fence (south side on 17th Ave.) over to the City. This will cut down on our water usage as well as maintenance. Sabrina motioned that we investigate having this deeded over.
5. Summer Neighborhood Party – Looking for a planner. Sabrina will apply for \$150 from activity fund.

Next Meeting

BOD meetings are on the second Tuesday of each month, 7:00 – 8:00 PM, at the Longmont Senior Center. The next meeting is scheduled for May 11, 2010.

Adjournment

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

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – APPROVED

MEETING DATE: May 11, 2010
PUBICATION DATE: June 14, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:05 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Kelli Whiteley 2nd the motion.

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: None

Unfinished Business

1. Delinquent homeowners HOA dues – Sabrina motioned that we write off the \$8.22 still due on 1242 Reserve (Boden's home). Kelli 2nd the motion.
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Improvement Update:
 - a. The City disqualified our grant application due to computer issues.
 - b. We can receive approval for activity funds if we submit our application by 5/14/2010.
 - c. Tom needs to get water usage study (audit) scheduled for June.
 - d. Sabrina motioned that we use \$400 from the Spring Planting Fund to buy rock, weed barrier and weed killer. Gary 2nd the motion.

New Business

1. Chris Kohlscheen (1309 Whitehall Drive) complained about the neighbors dog run having dead grass. Zimmer's home (1318 Reserve).
2. Barb Harvey (1203 Reserve) is having concrete work done on her sidewalk due to it sinking.
3. Requested \$150 from City Neighborhood Activity fund for neighborhood ice cream social on July 11, 2010.
4. Sabrina suggested that we walk through the neighborhood to note the houses that need painting

Hearings for Rule Violations:

Gemelli's did not attend the BOD meeting regarding their violation of boat being parked on street for more than 72 hours. Sabrina motioned that we fine them \$100 only which is a fine for repeated offense. Gary 2nd motion.

Next Meeting

Next meeting is scheduled for Tuesday, June 15th at 7:00 pm in Room E. at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 7:40 pm

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – APPROVED

MEETING DATE: June 16, 2010
PUBICATION DATE: July 12, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:20 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Gary Abbuhl 2nd the motion.

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: None

Unfinished Business

1. Sabrina asked for invoices for Gemelli's and Singhs for past 3 years.
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Improvement Update:
 - a. We are still waiting for the audit to be done.
 - b. Sabrina believes it will be difficult to get the volunteer help that we need for mulching and would like to hire Wards to do for \$1400.

New Business

1. Grant for \$150 for summer party was approved.
2. Sabrina addressed the number of BOD meetings that an officer can miss during one calendar year.
3. Sabrina expressed concern about needing future directors as we need more participation or we will be rendered incompetent.

Hearings for Rule Violations:

Gemelli's did not attend the BOD meeting regarding their violation of boat being parked on street for more than 72 hours.

Next Meeting

Next meeting is scheduled for Tuesday, June 15th at 7:00 pm in Room E. at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 7:50 pm. Gary Abbuhl motioned and Sabrina 2nd the motion.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – APPROVED

MEETING DATE: July 13, 2010
PUBICATION DATE: August 9, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:05 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Gary Abbuhl 2nd the motion.

Meeting attendance (6 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- Tom Sheffield
- ✓ Non-BOD Attendees (in person): Bill Hallett
- ✓ Non-BOD Attendees (in person): Gary Mutz

Homeowners to be heard: Gary Mutz

Gary suggested that we raise the HOA rates in order to finish a lot of the incomplete landscaping jobs. 10% of the people doing 90% of the work. Kelli suggested that we first send out a letter explaining the lack of help and ask for volunteers so that we can keep the HOA dues the same amount for 2011.

Unfinished Business

1. Gary Abbuhl gave financial update:
 - Those paying quarterly have all paid
 - Our 6 month CD at Guaranty Bank is up on August 4. If we renew for 6 months, the interest will be .9%
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Group Leaders Update:
 - a. We are still waiting for the irrigation audit to be done.
 - b. Martin Street is finally opened.
 - c. Improvements for Pike and Main Street are in process.
4. Sabrina has filed papers with small claims court. Court date scheduled August 2nd. If we win court case, we will proceed with garnishing wages and/or bank accounts.
5. ARC will be left as is.
6. Sabrina asked for a motion to hire Ryan Heather to mulch. Bob Lee asked for an indemnification from Ryan. Sabrina said that we have \$1400 in our Spring Budget and asked that we get a bid from Ryan to measure how much we need and how much he would charge. Sabrina motioned that we get a bid and Gary Abbuhl 2nd the motion.
7. There are several dead trees and Sabrina wants to walk around neighborhood in fall.
8. Still needing email addresses from Tom Sheffield.

New Business

1. Regarding BOD attendance, Sabrina suggested that we make, from this point forward, 2/3 of the scheduled meetings to fulfill our obligation and receive the HOA credit. Gary motioned to accept and Kelli Whiteley 2nd motion.

Hearings for Rule Violations:

Gemelli's did not attend the BOD meeting regarding their violation of boat being parked on street for more than 72 hours.

Next Meeting

Next meeting is scheduled for Tuesday, August 10 at 7:00 pm at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 8:22 pm. Sabrina motioned and Gary Abbuhl 2nd the motion.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – APPROVED

MEETING DATE: August 10, 2010
PUBICATION DATE: September 9, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:03 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Kelli Whiteley 2nd the motion.

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- Gary Abbuhl
- ✓ Tom Sheffield
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: none

Unfinished Business

1. On the agenda for September BOD meeting is to discuss the drainage cleanouts. Tom will be getting bids for this.
2. Sabrina took a couple of minutes going over the small claim court procedure. She will write a procedure on how to file a claim. In the future, we can file a claim 6 months after the dues are late. The homeowner's are financially and personally responsible.
3. Sabrina filed a claim against the Singh's and Gemellis. Mr. Singh did appear at court and owes dues from 2008-2010 plus court costs Mr. Gemelli did not show up at court.
4. As there was some confusion on Mr. Singh's part concerning the HOA dues and the homeowner's responsibilities, Sabrina will be drawing up a "Welcome to Ute Creek" letter and informing homeowners of HOA dues, contacts, etc.
5. Survival Guide feedback is still missing from Tom.
6. Tom will call and schedule the water audit this month..
7. Summer party scheduled for August 22 from 5-7:30 pm.
8. Kelli will get in touch with the new homeowner's at 1242 Reserve.

New Business

A walk through is scheduled for September 12 to check on dead trees, weeds, etc.

Hearings for Rule Violations: None

Next meeting is scheduled for Tuesday, September 14 at 7:00 pm at the Longmont Senior Center.

Adjournment: The meeting was adjourned at 7:48 pm. Sabrina made the motion and Kelli 2nd the motion.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes - APPROVED

MEETING DATE: September 14, 2010
PUBICATION DATE: October 11, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:06 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Gary Abbuhl 2nd the motion.

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- ✓ Tom Sheffield
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: Bill Hallett brought in an ARC approval for a small trellis that will be built around his mailbox to encourage honeysuckle growth. Gary Abbuhl motioned and Tom Sheffield 2nd the motion.

Unfinished Business

1. Gary wrote off whatever was due from Singhs.
2. Survival guide – pending. Tom to complete VP and Governance positions.
3. Neighborhood Group Leaders Update:
No meetings this summer
4. Irrigation audit is scheduled for next year.
5. HOA has nothing in writing that proves that the Singhs knew of their HOA dues according to State of Colorado Rules and Regulations. A letter is vital when a resident moves to the Reserve showing their dues owed to the HOA and other activities that the Reserve offers.
6. Wards will get back to Tom regarding cleanouts.
7. A walk through was performed by Sabrina and Tom. There were several dead trees and shrubs that need to be replaced as well as flower beds that need to be rocked walks that need to be graveled. The western park grass looks good. There are some dry spots which need to be watered more often. Sabrina motioned and Gary 2nd the motion that we get a quote from Napp and Wards regarding tree removal. Sabrina also motioned and Tom 2nd the motion that we replace 2 dying maples on 17th. Tom suggested that we go to the Tree Farm for their “buy one get one free” sale.

New Business

4. Regarding a notice to homeowners of dead trees in their yards, a policy needs to be put into writing before we can issue a violation, i.e., 1 year or 2 seasons. Or, a notice goes out informing the homeowners to have it evaluated by a nursery.
5. Tom received a snow removal bid from Wards and it hasn't changed.
6. Bids from insurance agencies are going to be requested.
7. Recruit an additional director.
8. Put together a landscaping committee.

Hearings for Rule Violations:

Next Meeting

Next meeting is scheduled for Tuesday, October 12 at 7:00 pm at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 8:16 pm. Tom motioned and Gary Abbuhl 2nd the motion.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – Approved

MEETING DATE: October 12, 2010
PUBICATION DATE: December 6, 2010
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The BOD meeting was called to order at 7:05 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Gary Abbuhl 2nd the motion.

Meeting attendance (4 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- ✓ Tom Sheffiled
- ✓ Non-BOD Attendees (in person): Bill Hallett

Homeowners to be heard: None heard

Unfinished Business

1. Financial statements presented by Gary. Cash was \$4,400 better than a year ago. There was 1 month of higher water bills putting the bill \$600 higher than last year. Receivables show Gemelli's and Singhs as quarterly payers.
2. Follow up with Singhs. They were 10 days past due and Sabrina presented them with a bill and they gave her a payment.
3. Survival guide – pending. Tom to complete VP and Governance positions.
4. Neighborhood Group Leaders Update: no updates
5. Sabrina wrote up a HOA status letter to give to new HOA members. The BOD went through the letter to edit it.
6. Looking for quotes for 2011 HOA insurance.
7. Tree replacement bids: A bid from Wards was given to replace 2 trees (1 NW park and 1 at entrance). Wards gave us a price of \$398 per tree and \$40 (\$20 per tree) for removal. Napp also presented a bid and a 2.5" inch diameter tree was \$550 and a 3" diameter tree was \$640. The removal quote was \$165 for both. Tom motioned that we accept Ward's and Kelli 2nd motion.
8. Directors walk through letter went to individual homeowners.
9. Requests for landscaping bids were sent to Wards, Napp and Rock Solid.

New Business

1. Our current Farmer's insurance agent, Richard Schad, explained our HOA insurance policy...what is covered, and what is not covered. Landscaping, fence, sprinkler clock and signs are covered due to fire but not to wind damage. If a tree is diseased and on common area, there would be no coverage as that would be considered negligence of the HOA. Schad has dealt with a lot of HOA's and 98% of claims made are not the HOA's responsibility. The coverage covers Board of Directors, fence, sign and benches.
2. Looking to recruit new directors.

3. Bids from insurance agencies are going to be requested.
4. Recruit an additional director.
5. Put together a landscaping committee.

Hearings for Rule Violations: None

Next Meeting

Next meeting is scheduled for Tuesday, November 2 at 7:00 pm at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 8:20 pm. Tom motioned and Gary Abbuhl 2nd the motion.

The Reserve At Ute Creek Homeowner's Association Board Meeting Minutes – Approved

MEETING DATE: December 14, 2010
PUBICATION DATE: January 10, 2011
SUBMITTED BY: Kelli Whiteley, Secretary

Call to Order

The meeting was called to order at 7:05 pm at the Longmont Senior Center.

Reading and approval of prior minutes

Sabrina Lee motioned that we approved the minutes and Gary Abbuhl 2nd the motion.

Meeting attendance (15 Owners Total, including BOD members)

- ✓ Sabrina Lee
- ✓ Kelli Whiteley
- ✓ Gary Abbuhl
- ✓ Tom Sheffiled
- ✓ Non-BOD Attendees (in person): Gary Mutz, Bill Hallett, Bob Lee, Jim and Judy Gates, Dyce DeHaan, Kelly Kuczka, Shannon O'Brien, David and Lynn Wilson, Joe Taylor

Homeowners to be heard: None heard

Unfinished Business

1. Lawyer will be chosen in 2011
2. Capital improvements: Christmas decorations for entrance of HOA.
3. Bob Lee to help on the landscaping committee. We can try to qualify for a grant to get the sprinkler system repaired.
4. Jim Gates will be the official "whistle blower" for violations of the declarations.
5. Lynn Wilson and Kelly Kuczka will co-chair the landscaping committee. Gary Abbuhl nominated his wife, Lois, to be on committee.

Finished Business:

1. Financial statements presented by Gary. Water budget was 40% higher than last years. Reported the 2 homeowners that have not paid their HOA dues.
2. Neighborhood Group Leaders Update: Bob Lee reported that crime is the lowest at the Reserve than anywhere else on Beat 6.
3. Sabrina reported that she wrote up a HOA status letter to give to new HOA members and also will be going to small claims court anytime a HOA member is 6 months past due on their dues
4. A new policy that the 2010 BOD made was that the director's would be credited their HOA dues if they attend 66% of the annual meetings.
5. Farmer's insurance agent was kept on for the 2011 year.

New Business

1. Sabrina motioned that we approve Kelly Kuczka and Dyce DeHaan as BOD members. Lynn Wilson 2nd the motion. The homeowners present found in favor of Kelly and Dyce. Sabrina motioned that we choose Dyce to be VP and Kelly as Governance. Gary Abbuhl 2nd it.

Hearings for Rule Violations: None

Next Meeting

Next meeting is scheduled for Tuesday, January 11 at 7:00 pm at the Longmont Senior Center.

Adjournment

The meeting was adjourned at 8:00 pm. Gary Mutz motioned and Jim Gates 2nd the motion.