

Minutes

HOA Meeting 1/18/2012

Board Member Attendees: A.Zeske R.Stanley C.Ocken D.Heller, and J. Atkinson from Highland Realty
Location: Highland Realty Office

@ 5:00 Start (Board) Meeting Called to Order

- Discuss plowing with Rick from Accent Landscaping and he will spend more time plowing road
- Review financials all ok. A surplus from 2011 will be transferred to reserves.
- Discuss fence repair/replacement at the following units: 2149,2154,2156,2254,2256 and 2258 will be sent out for bid
- Discussed Deck painting a new product called Restore is a choice compared to painting
- Discussed Gutter covers, we have two bids and will need one more bid
- Discussed Cottonwood tree removal the tree at the n/w corner by Unit 2267 - need to get price

@ 6:00 Annual Meeting Called to Order

- A.Zeske reviewed 2011 projects:
 - General repairs around community
 - Fence repairs at 2004/2006/2027/2029
 - Trees – sprayed for Mt. Pine Beetle, pruned pines, removed cottonwood, planted a new maple near 2000, pruned Russian olive trees behind 2145 bldg
 - Mudjacking at 2021, 2189, 2250, 2254
- Discussed possible work projects for 2012 and the board took questions after each topic
 - More fences repaired/rebuilt
 - Deck painting with a product called Restore; more like a coating than a paint color change or stay with red
 - Wood repair on decks
 - Gutter covers, trial basis
 - Cottonwood tree removal and tree planting
 - Shrub removal due to age and growth and size
 - Grass replacement at 2004/2006
 - Crawl space access covers
 - Pool re-key change lock type
 - Pool fence repair
 - Street repair
 - Lighting changes /change light fixtures
- Jennifer Atkinson from Highland Realty & Management reviewed the 2011 financials and the 2012 budget. The 2012 budget was approved.
- Board elections were held - retain the current four members and add two new members
Aaron Zieske (2002) – President
Cynthia Ocken (2150) – VP
Kristin Engelke (2006) – Secretary (new member)
Neil Marshall (2004) – Treasurer (new member)
Roger Stanley (2147) – Board Member
Dave Heller (2250) – Board Member

- Jennifer discussed that the HOA is currently undergoing an FHA recertification process

End of Community Meeting

Continuation of Board Meeting

- Reviewed bid from Pool Shark for pool repairs and accepted
- Agreed to continue use of Accent Landscaping
- Jennifer mentioned that Waste Connections had billed the HOA incorrectly. We now have a credit on the account and do not need to pay the bill for a couple of months. The Board decided not to adopt a recycling program (convert one trash house into a recycling house) as residents may not use this appropriately also there are local recycling options.

The meetings ended about 7:50 PM.