



C/o HOA Administration  
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Annual Meeting Minutes  
Tuesday, October 6, 2015

1. **Call to Order**-Eric called the meeting to order at 6:35pm.
2. **Welcome Announcements**-Eric thanked all in attendance for coming to the meeting.
3. **Reading and approval of the October 7, 2014 Annual Meeting Minutes**-Eric asked that everyone review the meeting minutes. Mike Wood moved to approve the minutes, Gary Buckner 2<sup>nd</sup>, minutes approved as presented.
4. **Reports:**
  - a. **President's Report**-The beige backing is changed and the gazebo and structure is in place.
  - b. **Committee Reports**

**CC&R committee**- Paul-Very active out every 2 weeks. Currently being sent letters and fined accordingly only had 3 on the most recent drive through, mainly trash cans are the violations some trailers. Question about barking dogs. Animal control will serve notice if an owner is willing to sign a complaint.

**Neighborhood committee**-Eric gave the Neighborhood Committee Report

    - Easter Egg Hunt- Over 1,000 eggs. It was a lot of fun, would love to have volunteers to help hide the eggs next year.
    - Annual Picnic- It went very well and were able to take advantage of the new gazebo which was very nice with power. The picnic was a potluck with games for the kids as well as prizes donated from local businesses.
    - Garage Sale-35 sign ups and the garage sale is held early to mid June each year.
  - c. **Financial Reports** – Heather gave the financial report. As of September 2015 most all categories are running under budget. 6 owners owing a total of \$9,000 were sent to the attorney.
5. **New Business**
  - a. **2016 Budget**-Heather gave an over view of the 2016 budget. An explanation was given about the fencing expense. The perimeter fence is the responsibility of the HOA. In the last 2 years a few fences have been done. Roughly \$22 a linear foot. Shane Kelpin moved to approve, Dave Passo 2<sup>nd</sup>, the motion carried.
  - b. **Atlas Rock Area**- The landscaper let the board know that there was not a weed cloth installed along Atlas. NICE Lawn gave a bid to put down rock barrier and re-rock at a cost of \$6,300.00 to do the work. Eric opened the floor to discuss the subject. There are funds in the budget to fund the project. It was a consensus that it was a good project to do and will look better in the long run. David Passo moved to approve the project Karen Smith 2<sup>nd</sup>, motion carried.

- c. **Update to Entrance on Honeysuckle at Newcastle-**There has been talk with the city about the entrance. The Board has encouraged the city to re do the entrance by possibly shortening and narrowing the entrance. If it is not removed there was discussion about a Broadmoore sign being placed. Owners suggested taking the median out. The Board will talk with the city about having the median removed.

#### **6. Election of Directors for the Board-**

The Board members who have served previously were all willing to serve another term. With none opposed the slate of officers stands.

Eric reminded the owners of the opportunities to volunteer and be a part of the community.

#### **7. Membership Comments (5 minutes each)-**

Barking Dogs-Owners would like the Board to approach the animal control or go to the city council and discuss with them the issue of barking dogs.

Speeding cars-speed limit signs should be placed in the entrances to the associations. Asking that the Board approach the city to enforce the speed limits. The Board will mention the request for speed limit signs.

Owners not taking care of their lots- Letters are sent to owners who are violating the CC&R's. It was suggested that neighbors talk to each other about possible violations they see.

Trees-Anything leaning over the fence each owner has the right to trim.

Dog Kennels-Behind a privacy fence it is ok.

Plant trees in the swales- it has been brought up before but the sewer lines are in the way. Honeysuckle is possible. There would be an added cost for the landscaper maintain. Suggestion about evergreen trees.

Atlas drainage-landscaper was placing the grass clippings and it didn't seem to make a difference. May talk with the city about installing a French drain.

Cars parked wrong way-Suggested to call the sheriffs, there is a state law.

8. Adjourn- The meeting was adjourned at 7:45pm David Passo moved to adjourn Betty Denny 2<sup>nd</sup>, motion carried

Respectfully Submitted

Heather Barajas

HOA Administration