

Board Meeting Minutes

February 18, 2010

Call To Order

The meeting was called to order by President Herb Entenmann at 6:30PM at the Academy Endeavor School. Those present were Larry Barnes, Darlene Bentley, Dick Stapp. Diane Wimpy, representative of our Management Company, Courtney & Courtney, was also present. Betty Dejong was absent.

Open Forum

Dick Stapp had a question about the agenda and how we might make the homeowners aware of what is going to occur at board meetings. Discussion centered around posting the minutes on the bulletin board or posting them on the "web site".

Darlene Bentley mentioned that two residents asked her what could be done about pet waste. She also said a resident asked about things left in the yard near a residence and question whether Courtney and Courtney did a walk through in order to address these kinds of issues. Parking was mentioned by Darlene regarding cars in front of the garage at 3405 Plantation Grove. Diane will notify the new residents that they cannot park in front of the garage.

Karen Stapp mentioned that two broken shades were installed in the windows of the residence across from them and asked that the resident be notified to repair the blinds.

Darlen suggested we put out a letter to the residents explaining the regulations regarding landscaping, placement of bird feeders, flower pots, etc. Since, Spring and Summer are coming these items should be made aware of to the residents. Herb is composing a letter to advise residents.

Secretary's Report

There was discussion in the minutes clarifying the issue between insurance premiums and a refund from CB Insurance. The minutes were confusing on the difference between the two and acting secretary revised the minutes to clarify the issue. The minutes were also correct to show the name of the resident whose was not doing well from a health standpoint.

A question was raised by Dick Stapp regarding whether the refund from CB had been received. Although Diane felt sure we would receive it by the end of January, it had not been mailed. She called CB personally and was assured the check would be cut on February 22.

The minutes were approved as amended. Dick Stapp moved and Darlene seconded.

Treasurer's Report

Total Reserves	\$316,504.51
Operating Income	\$ 14,435.82
Total Assets	\$330,901.34
Net Income	\$ 7,051.98

Dick Stapp mentioned that two residents were delinquent on the monthly assessment. Diane was not aware of this situation and would check it out on Friday and let us know.

Larry Barnes moved to accept the financial report with corrections and was seconded by Dick Stapp. Motion carried.

Managers Report

Board Meeting Minutes February 18, 2010

1. Diane mentioned the resident who will have an "Estate Sale", will work with us to coordinate it with the annual Carriages garage sale.
2. Diane did send a letter to Jim Mill stating he could not prune the trees behind his home and that the board's decision stood. All trees on the property would be pruned on a regularly scheduled basis by our landscaping company. Diane then called Jim and she advised the he did accept the decision.
3. A letter was sent to the homeowner at 3652 Plantation Grove regarding the installation of a TV satellite dish. She included the revised rules as well as an application for approval by the board. As of the meeting she did not receive a response.
4. There was discussion on our new insurance policy as to exact coverage inside the home. The board felt Randy Geving should provide details of the exact coverage in order to make it clear to the residents. Diane was going to ask Randy to attend our next board meeting to further discuss the issue.
5. The issue of CD's was brought up in order to determine how they are being handled. It was determined that our CD's at UMB Bank will exceed the \$250,000 insurance coverage by the FDIC and that something would have to be done with these investments in order to make sure we are covered under the FDIC. Diane was to talk to UMB to determine a course of action in rectifying the situation.

Unfinished Business

1. Snow removal was discussed and it was determined that Drayton Hall had not been cleared during the last snow. Diane is to discuss with Weisburg to find out why this was not done.
2. Also Herb mentioned that the R & R's would need to be changed to reflect the difference at when the snow is to removed. The R & R's indicate 2", where our snow removal contract says 4". The R & R's would be changed to reflect 4". Dick also mentioned the wording of the regulations should say "snow removal" and not "snow shoveling".
3. A motion was made by Dick Stapp and seconded by Larry Barnes to revise the R & R's to reflect the changes above. The motion carried so Dick and Diane are to work on the revision.
4. Further discussion came about regarding ice removal using, ice melt, sand, etc. It was mentioned that sand was placed around the community for the use of residents to apply to the ice where necessary. The overall issue of total ice removal was determined to be too costly. If it became a bigger issue it would be brought to the residents to determine if they are willing to bear the increased cost of ice and snow removal.
5. A discussion ensued on the letter from Leonard Rioth regarding the transfer of our water systems to Colorado Springs Utilities. It was decided to table the issue for discussion at a Board of Directors study session to further review the requirements set forth by CSU. The decision was made to post the session on the bulletin board so that any resident could attend the meeting if desired.

New Business

1. The issue of parking was raised and would be discussed further at the Board Study Session.
2. The next item was the Reserve Study and would also be tabled for the Board Study Session.
3. A resident asked about installing secure window well covers and what is required. Diane will contact the resident advising them of what is required.

President Entenmann adjourned the meeting at 7:45PM

Board Meeting Minutes
February 18, 2010