

Leisa Jolstad called the meeting to order at 6:30am

Those present were:

Leisa Jolstad	President
Bud Martin	Vice President
Jake Shaw	Treasurer
Nathan Waite	Director at Large
Mike Mellinger	Property Manager

Those absent

Michelle Scott	Secretary
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OTHERS PRESENT:

There were no Homeowners present.

SENATE BILL 100/89 HOMEOWNER DISCUSSION:

MINUTES:

PRESIDENT'S REPORT:

MANAGER'S REPORT:

Mike Mellinger provided the September Financials. There was not discussion due to the disson that would occur during the budget portion of the meeting.

Mike reported that the curbs in the western cul-de-sacs are in need of replacement in places. The Board decided to revisit the subject in the spring.

Mike informed the Board that UBS is charging a \$75 annual fee on the reserve account and that the interest earned on that account was approximately \$2.00. He suggested that the Board close that account and transfer the money to a UMB account where there will not be an annual fee.

CONTINUING BUSINESS:

Mike Mellinger asked the Board how they wanted to proceed with the dead bushes in the front yards of the Association and common Elements. Jake Shaw proposed that the Association is not responsible for the one to one replacement of bushes due to death of the bushes and that the Association was only responsible for the replacement of one bush per yard. The Board asked Mike to research this question.

NEW BUSINESS:

The Board deliberated and then decided on November 18 at 6:00pm for the Annual General Membership Meeting to be held at the Woodmen Roberts Elementary School Cafeteria.

A fence repair bid was presented from CM Robinson Construction. CM Robinson had taken the initiative to inspect the perimeter fence along Woodmen Road. Jake Shaw suggested getting other bids. Mike suggested the work be done immediately do the increased expense that would be incurred after the ground froze and extra damage that would occur if the fence fell due to wind. The Board accepted the CM Robinson Bid.

The Board asked Mike to check on what the Covenants and verify the HOA has adequate D&O coverage.

(New Business Cont.)

It was also noted by the Board that it appeared that the Visa transition was already available on the web page. Mike was asked to verify.

The 2011 annual budget was reviewed and approved. The Board unanimously approved a 1.7% increase in dues.

HEARINGS:

None.

There being no further business, the meeting was adjourned at 8:00am. The next Board meeting is scheduled for December 9, 2010.

Leisa Jolstad
President

Michael Mellinger
Property Manager