

Leisa Jolstad called the meeting to order at 6:24am

Present:

Leisa Jolstad	President
Nathan Waite	Vice President
Robyn Shaw	Treasurer
Anthony Champeau	Director at Large
Mike Mellinger	Property Manager

Those absent

Michelle Scott	Secretary
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OTHERS PRESENT:

None

MINUTES:

March Minutes not presented

PRESIDENT'S REPORT:

Nothing to report

MANAGER'S REPORT:

Mike Mellinger previously mailed the Board of Directors Meeting Packet to the board. Packet contained March, April, and May financial reports. Mike reminded the board that the next meeting would be regarding budget preparation for 2013.

CONTINUING BUSINESS:

Robyn prepared and presented graphs representing our reserve and cash operating, net income, water expenses, and fence repairs. The board has requested that the lawn maintenance company set the sprinkler system to water lawns as though we are under drought conditions due to the 12% rise in the cost of water. Discussion on this situation ensued.

NEW BUSINESS:

- Tree removal is at the owner's expense. The board must approve the plans through the ACC.
- With new guidelines new home owners will be contacted regarding their costs and ACC requirements
- Nathan will set up a Colorado Springs Utilities online account in order to access costs of component services
- Discussion of breakdown of HOA costs per month. Eg: \$93=\$3.45 H2O, \$2.10 Legal etc.

HEARINGS:

None

There being no further business, the meeting was adjourned at 7:45am. The next Board meeting is scheduled for March 8, 2012.

Respectfully submitted by:  
Leisa Jolstad President

Michael Mellinger  
Property Manager