

**October 10, 2012 @ Z&R
Minutes**

Meeting called to order 6:07PM

Present: Board Members

Nathan Waite	President
Leisa Jolstad	Vice President
Bruce Terrell	Treasurer
Michelle Scott	Secretary
Mike Mellinger	Property Manager

Not Present:

Anthony Champeau	Director a Large
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Others Present:

None

MINUTES:

Bruce motioned to approve the 3rd quarter and Organizational meeting minutes and Nate Second. Vote Yes-4, No-0.

PRESIDENT'S REPORT:

Nothing to report

MANAGER'S REPORT:

Mike Mellinger provided the annual agenda and posted meeting on HOA Board.

Finance Report:

Mike went over the Finance Report given in packet.

Administration cost was a little higher because of annual meeting.

Trash is over because of Homeowners putting excess trash. Bruce made motion to bill excess trash cost to homeowner. Nate second the motion. Vote Yes-4 No-0.

Sprinkler Repair is high so Mike M agreed to email itemized bill of repairs to the Board for review going forward.

HOA has outstanding Accounts Payable for Colorado Springs Utilities for over \$6K. HOA should have enough to pay in November.

Legal:

Cleveland 1138 – Currently on payment plan is current with payments.

CONTINUING:

Several homes need painting. Mike is going to send a letter to advise homeowners they need to have a plan presented to Board and painting complete by June 1, 2013. If homeowner is unable to meet this deadline they will need to request a hearing with the Board to present their reason.

Motion made by Michelle and a second by Leisa that resurface & curb repair of cul-de-sacs be suspended for 2 years to build reserves. Vote Yes – 4, No – 0.

Motion made by Bruce and a second by Nate to have a reserve study done so that we can get on a maintenance schedule. Vote Yes – 4, No – 0.

Motion made by Bruce and a second by Leisa that all tree maintenance, including spraying, will not be paid by HOA. Vote Yes – 4, No – 0.

Motion made by Bruce to eliminate Recycling services immediately. No second. Motion did not carry.

Motion made by Michelle and a second by Nate to keep Recycling for 2013, but put on the agenda for the Budget meeting for 2014. Vote Yes – 2, No – 1, Abstaining – 1. Motion not carried.

NEW BUSINESS:

Carlson-1046 Requested approval for planting a tree. The location of request is too close to property line. Nate made motion to deny request of planting tree. Bruce Second the motion. Vote Yes-4, No-1. Mike M will send letter to homeowner of Board decision.

Board decided who would make up the ACC committee. Leisa, Michelle, and Bruce volunteered. Nate motioned to approve the 3 volunteers. Michelle Second the motion. Vote Yes – 4, No – 0.

Board discussed letter to HOA. Nate will be completing the letter and email copy to Board for review.

Hearings:

None

Nate made a motion for meeting adjourned at 8:00PM, Michelle second. Next meeting is scheduled for Dec 12, 2012 at 6:00PM.

Submitted by:
Michelle Scott
Secretary

Michael Mellinger
Property Manager