

BOD Minutes 1/17/13

Meeting opened @ 7:00p.m.

Members present: Tye, Helen, Mark, Julie Rogers, Julie Stapp, and Denise

Members absent: Gary

Julie opened the meeting with the progression of business between the HOAs and the town of Berthoud. Project is proceeding as planned. The engineer work is to be added. Fees from billings discussed. The loan was presented in December as scheduled. To date, the town of Berthoud wants to maintain the pipeline for duration of the loan.

An update will be mailed out to the homeowners when all detailed information and irrigation information is obtained.

A discussion of homeowners delinquent in HOA dues took place. Presently, three are delinquent. There was a brief discussion of history regarding past delinquencies and how previous boards dealt with it. Possible scenarios were discussed and details of the board assessing fees, fines, and/or liens.

A discussion of certain rights being revoked took place, involving irrigation and voting by homeowners who are delinquent. Urgency of 2013 budget demands timely payment of dues in order to function, and Mark will compose a new policy for dues. Mark has received some feedback re: Covenant violations questionnaire as discussed at the annual meeting.

A review of information supplied by Mike Dower took place re: camera work, pipeline repair, interaction with a neighbor, updated sewer contract between HOA and operator, and back flow restrictors.

Mark McGee and Julie Rogers will compose an updated file of covenant violation variances within the HOA and communications with the ACC. Mark will pursue information on a new attorney with HOA experience to better suit our needs at this time.

Tye gave a short update on the Utility Notification Center plans. He will obtain service provider information.

Meeting adjourned @ 8:15 p.m.

Respectfully submitted,

*Denise Vigil*

Denise Vigil, Secretary