

Columbine Heights Annual Meeting
01/19/17
Columbine Heights Church
Meeting called to Order at 7pm

President – Jack Lutz conducted the welcoming speech, introduction of the board members, and reviewed the purpose of the annual meeting required under the by-laws of the HOA. He reminded everyone that our HOA is a volunteer organization comprised of community members. Jack appreciated all the efforts of those that participated in coordinating the events for 2016. The board continues to ask for people to consider participating on the board or numerous other committees. The block captains helped increase participation in all events in the past few years. No longer do the board members need to run all the community events. The board of directors' responsibility is to defend our covenants. Just as a reminder that although it is voluntary to pay dues, the dues defend our covenants and provide social activities throughout the year – 4th of July parade, summer picnic and holiday party.

Jack proceeded to recognize individuals for the past year - the Kiene's to offer their home for the summer picnic, Mickey Kempf playing Santa, Pat Mitchell lending us her canopy for the party.

Secretary – Ginny Wilson read the riveting minutes from the 2016 annual meeting. Motion to accept the minutes of 2016 as stated.

Treasury – Rick Simms – Distributed the Financial report
53 homes paid dues in 2016. Some paid a little less due to not realizing the increase. Some paid more contributing to add to the holiday event budget. The highest cost incurred during 2016 was the legal issue protecting our covenants. The issue had been resolved and the board does not anticipate other issues going forward. Rick went through the line items of the financial statement. Utilizing Email for most communications has been helpful to keep our postage costs down. 10 people do not use email so we still need to mail information to those neighbors.

Jack made note that we are a covenant community but it is voluntary. It would cost quite a bit of money to change the by laws. Neighbors asked how we approach those that don't pay dues. Is there a way to approach those individuals and get them to pay? A recommendation was to put together a communication of the benefits of the neighborhood highlight all the benefits received from the dues collected. Additional recommendations were to send three reminders to pay dues - Send emails and follow up with the block captains.

In 2017 we will be adding paypal as an option for payment. We can also send invoices via paypal. The board thanked people for paying their dues. Some people have come around to start paying – and they are even are stepping up for activities. The block captains continue to be more involved.

Consideration needs to be given that we need to re-write our covenants in 2025 which is time consuming and costly. We need to start reserves and communications now.

Architectural control – Frank Clark provided the improvement requests for 2016. There were requests for 2 home improvements – 1 major roof; 1 added two car garages and a request for 1 shed and 6 fences. There was one legal action carry-over from 2015. The matter was settled out of court but the HOA still incurred \$6800 in legal fees before settling. The homeowner had requested permission and were declined and decided to still build the additional shed which is against covenants. The board had to enforce the covenants or disband being a covenant community.

We need to continue communicating the covenants and include it to with all notices what changes are required to get architectural committee approval.

Communications – Paul Johnson provided communication avenues. Block captains provide a welcome packet including the directory. Paul makes updates as they occur and the current version is on the website. Several people use nextdoor.com for more communications about what is happening in our area. We discussed the new proposed developments around our area and how we communicate that information to our neighbors. It was unanimous that the board needs to pass on all the development efforts and communicate how to voice their opinions.

A recommendation was to find a person or two to attend the ACCORD monthly meeting for Arapahoe County. This would give us greater visibility and voice to the proposed developments.

Social – Bill Woodley provided an update on the Block Captain program. He recognized that the Block Captain program got more life into the community. The program increases communication across neighbors; increases participation in the summer picnic and holiday parties. Bill stated that there was more energy and interactions between the residents this past year. The Board has given each of the block captains \$25 at Bed Bath & Beyond to thank them for their hard work.

David has stepped down from the board. One volunteer, Tanya Heller has offered to join the board of directors. Jack asked for a vote on acclamation to accept the board as described. Motion accepted.

The floor was opened for any suggestions, ideas on what additional items the community would like to see. Many complimented that the board is doing great job. There is a request to have a County Liaison & communication committee. Also we want to make everyone aware that mail is being stolen from the mailbox. Thieves are targeting the flags being up and taking outgoing mail. If something looks suspicious call the police.

Meeting adjourned 8:40pm.