Executive Board Meeting

September 8, 2015

Location: The Residence of Antonia Cooper & Ryan Turner – 0507 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren, Antonia Cooper, Gerald Fielding and Krystle Ortell (recording secretary)

Homeowners in Attendance: None

1. Call to order at 6:30 pm
2. Approval of August 12th, 2015 Meeting Minutes – Peter May motioned to approve as amended, Carolyn Dahlgren second, all were in favor.
3. Covenants
	1. Carolyn Dahlgren presented draft covenants.
	2. The HOA owns 5 open space parcels – who is maintaining and insuring these?
		1. Carolyn Dahlgren has included in the draft covenants how open space is to be used.
		2. Recreational users may be using private land as their own thinking that the land is on open space – this needs to be discussed at the annual meeting.
		3. The open space should be included on the website once the covenants are approved.
	3. Bessie Fender –owns ½ of the mineral rights? – this will need legal review. Carolyn has not uncovered a deed relating to this.
	4. Carolyn Dahlgren will send the draft covenants to the Board and Krystle via email for each of them to review. Each Board member needs to choose the covenant(s) that they want to work on and prepare them for the annual meeting.
4. ARC and “notice to neighbors”
	1. “Notice to neighbors” – the ARC should encourage neighbors to discuss property changes but at this time a “notice to neighbors” is not required.
	2. Peter May signed off on the Ponto garage addition
		1. The Board will keep the garage plans until Ponto receives a Certificate of Occupancy.
		2. The ARC should write in their regulations that plans will be held until a CO is received and then plans will be returned.
5. Past due assessments
	1. Krystle Ortell informed the board that the following individuals were past due:
		1. Ahasic – only 1 quarter behind, Krystle will send a statement with 4th quarter assessment invoices
		2. Briscoe – only ½ a quarter behind, Krystle will send a statement with 4th quarter assessment invoice
		3. Kuen – lien has been filed
		4. Misunas - only 1 quarter behind, Krystle will send a statement with 4th quarter assessment invoices
		5. Rex Trustee - only 1 quarter behind, Krystle will send a statement with 4th quarter assessment invoices
		6. Webster - only 1 quarter behind, Krystle will send a statement with 4th quarter assessment invoices
6. Budget vs. actual
	1. Krystle Ortell presented the budget vs. actual and went over it with the Board. A discussion to have at the October meeting is either raising dues or reallocating funds to cover operating costs.
7. President’s Report
	1. Irrigation System – Peter May will turn the valves off at the street access on the irrigation water. Tom Hazard will blow out the system in 2-3 weeks.
	2. Leak at summit of Prince Drive - Garfield County called Peter May to tell him that there is a leak at the summit of Prince Drive. Peter May and Tom Hazard are pretty sure the leak is part of the irrigation system and not the domestic water system. Tom Hazard is going to try to fix the leak. Garfield County’s main concern is road erosion.
	3. Head gate – per Dick Wells we do not own the head gate. A past Board negotiated with Hunt Ranch for a pipe from the head gate and a right of way to access the pipe and head gate. In exchange the Hunt Ranch was granted the right to tap into the domestic water for 2 homes. The head gate is owned by MHMMIC and is offsite. The head gate serves three properties – Kings Row, Someday Ranch and Hunt Ranch.

Assignments:

* Peter May – bring Reserve Study to October meeting
* ALL – review draft covenants before October meeting and decide which covenants you will work on
* Carolyn Dahlgren – bring plat map and signed missing RESO’s to October meeting
* Krystle Ortell to send annual meeting flyer and proxy with 4th quarter invoices.

The next meeting will be held October 21st, 2015– 7pm – Antonia Cooper’s Residence – 0507 Kings Row Avenue. The annual meeting will be held on November 7th, 2015 at 6pm at the Missouri Heights School House, followed by a potluck. The HOA will provide wine and beer. There being no further matters to come before the HOA, the meeting adjourned at 7:50pm.