

November 8, 2014

Cezanne Court Homeowners Annual Association Meeting

President Lancer Livermont called the annual meeting to order at 10:08 AM, Saturday, November 8, 2014 at Traders Coffee Shop at the corner of Patterson and 7th Street, Grand Junction, CO. Board members present were President Lancer Livermont, Treasurer Barb Terlouw, at-large member Kelly Berg, Mary Ann Severin Secretary, Brian Sledge board member at large, Cheryl Square tenant of Brian Sledge, Gayle Gnirk owner and Wendy and Jeff Odenbergt owners.

Proof of Meeting Notice was confirmed and that everyone received one and it was officially sent out.

Prior meetings minutes were approved.

The Treasurer's Report was delivered as "A" and "B":

The A report was taken from the property management statement and added to the budget.

The B report reflects the HOA budget combined with the property management statement. The Olsen settlement appeared below as income outside of the budget and also other not in the budget items and legal expenses were also listed. There was an income difference between Heritage's statement and the budget because the planned budget income for dues was correct, but Heritage had included 2013 dues paid in 2014. Everyone is current through September except for two units, 28 and 27. Unit 27 is 4 months behind. Both could have paid in October, the Treasurer was unable to confirm if either were paid in October for lack of recent contact with Heritage. The President felt 28 was confirmed and paid.

For the year the budget shows significant expenditures and is \$4326.67 over budget. The water is excessive. It was suggested and agreed that the treasurer contact the City Water department and get a breakdown of past and current usage and which meter serves what to the property. There was discussion about the location of sprinkler accesses and the cooler access as possible explanations of the large water bill.

Current checking account balance is \$1843.00 or \$1813.00 depending upon Heritage's reading or the bank statement. The Treasurer is to contact Heritage about the difference and see if it is a check charge and if Heritage should correct it.

Current money market account balance is \$13515.00

Heritage is exercising the late fees upon the owners and they are being paid when late. There was further discussion about unit 27. There was discussion about having every homeowner set up an automatic banking situation.

Homeowners should be notified that it is available to pay dues online through Heritage and also have them check their water usage and any leaks in their units. The Treasurer will ask Heritage to use our budget categories and also add a line for reserves to income. Hopefully this will show the activity better and be less confusing.

2015 budget: The dues increase is the first increase since inception. The goal is to build a better reserve. The reserve allotment will be \$1600. There is an option to do a one time assessment but the board felt a dues increase might be sufficient. It was determined to see how this year went before exercising other options. It was brought up the management fee should be increasing this year. We have not received any notification of that so far from Heritage.

The budget items were discussed to see if there may be some overages built into the budget at this time and none were revealed. The Treasurer's report was approved.

The 2015 budget was approved and finalized as submitted.

OLD BUSINESS

Brian Sledge was asked to report on stucco repair for 10. Unit 10 had water coming in from outside. There was a big storm and it did flood the unit. This was caused from the initial remodeling by the builder. Clark did install and correct the situation with Heritage's supervision. Lancer looked at it and felt it was not satisfactory and had someone come in and redo. Calvin Stucco came in and did do stucco repairs. Brian feels there is still potential for water to enter the unit due to the fabric layout. It was decided that Lancer and Brian would review and make the necessary repairs to solve the problem on a long term basis.

There was discussion about the excessive overage from Abbey Carpet. Brian investigated the carpet overage. Brian determined overages should have been less than 230-240 square feet. Abbeys of 360 sq. footage was excessive. Brian is visiting with Abbey over the problem. The tenant in unit 10 works for Abbey Carpet and Brian felt that Abbey was intending to do some adjustment on our bill because of the error.

Unit 17 repairs are complete per Lancer. Baseboard trim installation had penetrated a plumbing pipe. It was the original leak that did damage twice.

Dead landscaping removal is completed per Lancer.

The gutter clean up is not complete and because of the late fall and will be completed when all the leaves are down.

Dog manure: Unit 16 has a pit bull and there are two Dalmatians in unit 10. It was discussed unit 10 is still a problem. They are now throwing it onto the dumpster lid. There was a question if unit 21 had been cited and if some payment for it had been received. Unit 17 is also violating. Brian agreed to pursue the enforcement and a future problem solution.

NEW BUSINESS

Cooler shutdown has been completed.

Boiler start ups complete.

Irrigation shutdown complete

Fall cleanup has still not been completed due to lack of leaf fall! It was decided Lancer would coordinate the fall clean up with Lush Green Lawns.

Landscape company performance by Lush Green Lawns was not as good as Peaceful Valley. Lancer recommended we get bids from several companies next year when we are ready. Peaceful Valley's good employee left, but is now back. Brian has agreed to acquire several successful bids for the complex. Heritage should have a list of expectations for comparable bids.

Board election results are as follows:

Brian Sledge President

Mary Ann Severin Secretary

Kelly Berg and Gayle Gnirk Board Members-at-Large

Barb Terlouw Treasurer

Meeting was adjourned at 12:15