

Minutes were approved as
written at May 9, 2016 Ann
Mtg

Treehaven Homeowners Association, Inc

Annual Meeting Minutes

April 29, 2015

Meeting called to order at 6:05 pm.

Introduction of the Board of Directors:

President--JoAnne Pritza

Vice President--Dave Larson [not present]

Secretary--Peggy Fisher

Members present: Frank & Kathy Payne, Shirley Cates, Wanda Thomas, Marilyn Beckage, JoAnna Hedberg; Milt & Margy Nichols (Renters from 1532 Treehaven). 5 Proxies were received.

Introduction of Heritage Team:

David & Debi Caldwell [owners], Becky Jett [Office Administrator]

2014 Minutes were approved with the provision that it be noted that on pg 2, under Landscaping Report, item ii that it was JoAnne Pritza (not JoAnna Hedberg) who stated that they will not be using the current landscape contractor in the future.

Old/Unfinished Business: NONE

New Business:

- Reminder that HOA specific information is on hpmgj.com
- Reminder that as there is not an Architectural Control Committee [ACCO] in place at this time, these duties fall to the HOA Board of Directors. Please contact Heritage Property Management [HPM] for a ACCO Submittal Form if you want to make any major changes to the exterior of your home. [i.e. front yards, driveways, etc.]
 - Per CC&Rs, maintenance of their driveway is the homeowner's responsibility [Art II, Sec h(iii)]
- As managers of our HOA, HPM is your point of contact for the following:
 - Violations of CC&R's, Policies and Procedures, and/or Rules and Regulations.
 - Irrigation issues
 - ACCO requests
 - Landscaping issues
- Thompson Landscaping will be removing and replacing dead plants in front yards this spring; back yards will be done in the fall. If you have specific requests for your yard [i.e. boulders instead of new plants, special type of plant], please let the Board know.

2015 Budget:

- Make sure to note that 2014 Budget is a draft from the previous management company and that 2014 Actuals do not reflect the entire year. Since HPM took over management in August 2014, those numbers include ONLY figures from August 2014 thru December 2014.
- Line item title REIMBURSED EXPENSE is correct and needs to remain as is.
- M/S/C that 2015 budget be approved and put on the website.
- Financial statements [Cash Flow and Balance Sheet] were handed out .
- Currently there are no delinquencies on dues.

Nomination of Board Members:

- All 3 current board members agree to remain on the Board for the next year.
 - JoAnne Pritza
 - Dave Larson
 - Peggy Fisher
- No other nominations were made
- Vote [via secret ballot] was unanimous to accept these Board members.

Other discussion: NONE

Meeting adjourned at 7:15 pm.

Minutes taken by

Becky Jett

Heritage Property Management