

**Horsehoe Ridge HOA
2007 Annual Meeting Minutes
February 6, 2007 at 6:30 p.m.
Fruita Civic Center, Rotary Room**

Attendees:

Russ Hynes	Rick Smith and Susanna Clark-Smith
Mike and Margie Stolle	Rob Fairchild
Kirby and Mel Lloyd	Mark Harris
Clyde and Barbara Jex	Megan Savageau and Matt Steckman
Steve and Patty Nolan	Larry and Evelyn Steele
Larry and Judy Bangert	Todd and Romaine Woomer
Doug Levinson	Scott Vincent
Rob Smolinski	Amy Carruth

Meeting called to order at 6:30 p.m. by Mel Lloyd, President.

Financial Report

Patty Nolan, Treasurer, presented an overview of the dues for 2007 received at this time. Also reviewed 2006 expenditures for the HOA as well as assets accounted for (handout provided to members) and the filing of 2005 taxes on behalf of the HOA.

Dues

Several homeowners have already paid the annual HOA dues which are due at the meeting.

Per a vote by the Board, the annual dues were raised to \$300, still below the \$350 the CC&R's allow for. The increase was carefully considered by the Board as well as the ACCO consulted for feedback to properly maintain the common areas of the subdivision as well as allow for continuing improvements and construction.

The increase will also allow the Board to cover the costs of unforeseen expenses with issues such as enforcement and continued maintenance (irrigation system maintenance mentioned.)

The HOA still has attorney Fred Aldrich on retainer for several reasons, primarily for his services as the HOA's registered agent with the Colorado Secretary of State. He has

proven to be a valuable asset for consultation with enforcement and the Board feels it is important to continue to retain him for these reasons.

Mel Lloyd, while on business in Denver in late 2006, attended a free workshop organized by Hindman/Sanchez, a firm that specializes in the formation and management of homeowners associations in Colorado. The workshop, a sort of "HOA 101" was very informational and several handouts were provided to members for their review of the operation of HOA's.

Mike Stolle questioned the necessity of raising the dues and felt it was unwarranted. The Board reiterated the costs of maintaining the common areas and made reference to the amount of money spent (albeit reimbursed through payment of the lien on 1383 Bridle Path) on the attorney as well as a minor repair made to the irrigation system last Spring. These kind of cost must be prepared for in order for the subdivision to properly function. The decision by the Board was very carefully considered and discussed extensively and was found to be in the best interests of the neighborhood and its members.

Hayfield Lease

A new farmer, Scott Nelson, has signed a one year lease, which began January 1, 2007, for the subdivisions hayfields which began January 1, 2007. Mr. Nelson was one of many contacts made by Mel Lloyd in an effort to keep the hayfields healthy and maintained as an asset to the subdivision. The previous agreement with Ward Studt had expired and his maintenance and usage was not felt to be adequate or acceptable to keep said areas an asset to our neighborhood.

Mr. Nelson's lease with the HOA is for one year in which time irrigation/water usage and maintenance will be examined and upon the lease's expiration, the parties will again convene to decide further negotiation.

Studt currently owes for the approximate \$1,100 irrigation overage for 2006 as set forth in his lease agreement. A copy of the invoice was forwarded to Studt along with a brief letter and a copy of the signed lease agreement to alleviate any question of his obligation for the amount due. No response or funds have been received as of the date of the meeting.

Rules and Regulations Document

The document, of which the majority was authored by Dave Wetherell was necessary for several reasons. First and foremost, the document was required as a part of the SB 100 and SB89 legislation passed in 2005. The document provides more defined terms of landscaping, RV usage and storage as well as many other items not well defined by the CC&R's. The document is also much more easily revised which better meets member's needs, where the CC&R's require a majority vote to amend or revise existing language.

This document, with the help and review by Fred Aldrich, was adopted by the Board and

a copy can be found on the HOA website or by request from a Board member.

ACCO Update

1410 Pony Trail Court--Preliminary approval of home plans was issued to the property owner. A spec home is to be built and the ACCO expects contact from the owner soon for further approval.

1387 Horseshoe Road--Property owned by the Fairchild's; screening plan for fence already installed needs to be submitted to ACCO for approval. Landscaping plan was approved.

1396 Horseshoe Road--Property owned by Master's; owners have submitted a Preliminary plan which was approved by the ACCO for a home to be built. The owners are waiting for their current home to sell before they proceed any further with construction.

1383 Bridle Path Court--landscape plan as submitted by new owner was not approved, but a new plan will be submitted by the weeks end per the homeowner, Savageau.

Pond Update by Larry Bangert

Bangert is currently pricing an aerator for the pond; the aerator helps maintain and control the underwater plants.

During the 2006 growing season, the tamarisk around the pond was cut and treated, primarily by the efforts of Bangert though he did receive some help from a few neighbors. The pond will always be an ongoing maintenance project as it belongs to the subdivision and is an asset to all homeowners.

Several muskrats were found over the summer, three of which were trapped and removed by a friend of Bangert at no charge. These animals can cause severe damage to the pond if they are to break through the barrier, so controlling them is of utmost importance.

Motion made by Larry Bangert to purchase a \$50 dinner gift certificate for his friend that trapped the muskrats. Motion seconded by Scott Vincent and passed unanimously by members in attendance. Amy Carruth will follow up with Bangert to purchase and deliver the gift certificate in recognition of his efforts.

Hayfield Lease Continued

Mel Lloyd advised that new Board pursue a lien or small claims court if the funds are not received from Studt in a timely manner.

Dave Wetherell and Larry Steele have an extensive knowledge of the irrigation system and the common areas and are a great point of reference for homeowners to direct

questions to.

The Board also reminds homeowners that while we have good shares of irrigation water, we all need to be conscientious of our water usage as the upcoming growing season nears. The Board will be reviewing the usage at the end of the year with the Lessee of the hayfields to see if the water overage has been reduced from that of the previous years.

The new Lessee has also requested that he be allowed to stack each cutting near the hayfields for about 30 days until he can move the bales off site. While there did not seem to be any concerns at the mention of this proposal, the Board requested that any future questions or concerns be addressed with the Board immediately. If such storage is allowed, it will most likely be on the East end of the hayfields.

Board Elections

A nominating committee chaired by Amy Carruth and assisted by Ron Bubar and Larry Bangert did not produce any candidates for the 2007 elections other than Carruth who volunteered to run another term. In preparation for no other candidates coming forward at the meeting, the option of dissolving the Board was presented to the homeowners with the newsletter preceding the meeting. Judy Bangert and Dave Wetherell volunteered prior to the meeting to be write-in candidates for the vote in an effort to preserve the Board of Directors and HOA.

Carruth commented on all of the hard work the past Boards had put into the subdivision and felt it would be a shame if a functioning Board were not in place. With so few homeowners in the subdivision, it is important that homeowners consider holding a position on the Board in the future.

Ballots as counted voluntarily by Barbara Jex resulted in the election of Amy Carruth, Dave Wetherell and Judy Bangert to serve as the Board for 2007. The results of the official votes counted, including write-in candidates were:

Amy Carruth--20	Judy Bangert--13	Dr. Scott Vincent--1
Jerry Ducray--1	Larry Steele--1	Megan Graves--1
Dave Wetherell--11	Jerry Graves--1	Dissolve HOA--1
Larry Bangert--1	Doug Wright--2	

Ballot Amendments to existing CC&R's

Mel Lloyd gave a brief description of each Amendment on the ballot for the CC&R's as provided in the newsletter. Special attention was called to the ATV amendment that would allow for said vehicle use for installation and maintenance of landscaping, but does not allow for any type of recreational use within the subdivision.

The amendment addressing Section 22 of the CC&R's (Landscaping) was proposed by the attorney for added protection of the HOA. The language provides a plan of action or recourse for the HOA in a worst case scenario for violations of said section of the

CC&R's.

Please see attached ballot for amendment verbiage and official votes PASSING all proposed amendments. All votes regarding Amendments were voluntarily counted by Barbara Jex.

Lloyd addressed previously expressed interest in further amending the CC&R's regarding the use of the common areas by homeowners with horses and keeping large animals on lots, as the CC&R's currently allow such homeowners to use all subdivision common areas for grazing, etc.

Homeowners are encouraged to discuss this item or other areas of concern with the Board. With expressed interest, the Board can elaborate on such items and present to the members for further action.

Message Center and Entrance Signs

The proposed Message Center as designed and priced in late 2005 is still a project the Board would like to pursue. A second quote was obtained in late 2006 and the construction price was slightly higher; however, money would be saved with volunteer labor and equipment offered by Larry Steele and Rob Smolinski. Options for placement and design should be presented to the members and possibly vote on placement of the message center. Placement in common areas is an area of concern (as mentioned by Lloyd) as it changes the characteristics of the common areas owned by the homeowners.

Entrance signs to the subdivision have also been an expressed interest. One or two signs may be an option and designs were encouraged to be submitted to the Board. One design has been submitted and presented to the homeowners.

Neighborhood Watch

Barbara Jex is holding a follow-up Neighborhood Watch meeting for those who were unable to attend or would like to be active in the group. Meeting will be held at her home Thursday 2/8 at 7:00 pm. Jex is formulating a database for homeowners who choose to participate of family and related vehicles for each residence. Those unable to attend will receive a mailer to complete and mail back to Jex.

Meeting adjourned at 7:55 p.m.