

Horseshoe Ridge Homeowner's Association

Annual Meeting Minutes

February 3, 2009

Home of the Godfrey's, 1373 Horseshoe Drive

Attending:

Charles & Margaret Alexander
Darren Davidson
Robert Fairchild
Scott & Anne Godfrey
Jerry Graves
Mark Harris
Barbara Hohenegger
Doug Levinson

Kirby Lloyd
Steve & Patty Nolan
Tom Peters
Kathy Selover & Dan Bell
Susanna Clark-Smith
Larry Steele
Mike Stolle
Jerry Tuflly
Todd & Romaine Woomer

At this time, 33 properties are entitled to cast a vote. 2 properties have been suspended from member privileges due to long term non-payment of assessments, fines and liens. 17 properties were present with 7 proxies received. (*Article III, Meeting of Members, Section 4, Quorum. The presence at the meeting of members entitled to cast, or of proxies to cast, five-sevenths of the vote of the membership shall constitute a quorum for any action....*) ($5/7^{th}$'s of 33 = 23.57 or 24 votes for a quorum) A quorum was met.

The meeting was called to order by Scott Godfrey, President of the Association. Members were referred to the printed minutes of the 8/15/08 Special Meeting and synopsis of the subsequent meetings (The Secretary properties are in the home of the current Secretary who was not able to attend this evening) The minutes were accepted as presented.

Susanna gave the report of the Treasurer, referring to the pre-tax 2008 financials: Profit & Loss and Balance Sheet. There were several questions about expenses which were explained. Susanna reported that Charlie Alexander will prepare our 2008 taxes and file the amended 2007 taxes. Susanna set the bookkeeping system up on Quicken, a user-friendly program.

Standing Committee:

ACCO: Steve Nolan gave the report from the ACCO. The Graves' addition is completed. Kerstetter's have received an approval for a carport. The Jex's have received approval for their fencing in the southwestern area of their property. The Nolan's will be completing the necessary work on their shed, which includes stucco and rock.

Old Business

A motion was made by Mike Stolle and seconded by Tom Peters that any errors or omissions could not void any actions taken at this meeting. (Motion carried)

Susanna reported on the status of the two delinquent properties. 1383 Bridle Path is on the market at this time and listed by Metro Brokers. It is held by Countrywide. They are

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making repairs, such as painting and laying new carpet, at this time. When the ground dries out, they will clean up the property, as well.

1386 Horseshoe Drive is also on the market. Our contact information for the owner is null (phone is disconnected, mail is returned). Susanna has sent correspondence to the Co-Owner, as well. She will contact the listing agent for more information.

Neither property has paid the 2008 assessment, nor any liens or fines. The Board has suspended the voting rights for these properties until the end of February 2009 (*By-Laws, Article VII, Powers and Duties of the Board of Directors, (b)*). (Irrigation privileges are also suspended). This may be extended until the properties are paid in full. Countrywide has requested a full billing for the 2008 and 2009 assessments, fines and liens which have accumulated on the property over time. That was provided. We are in their system for payment and expect that payment within the next four to six weeks.

New Business:

The Board has contacted the county to get on their schedule for road repairs in our subdivision. We are told we are on the Spring schedule.

Susanna reported that a Documents Committee had been formed after the Special Meeting in August. The purpose was to review our guiding documents for a greater understanding of them. The development of the Rules and Regulations had been of concern for many property owners. This particular document has been developed as a living document, as it should be.

She proposed that we make the Documents Committee a Standing Committee (a permanent committee), like the ACCO is a Standing Committee. The tasks for this committee would be to keep our documents in compliance with legislation; work with owners and the ACCO to address any additions or deletions to the Rules and Regulations; present the required changes required by legislation and any recommended changes to the Rules & Regulations or other documents to the Membership for review and voting on an annual basis; and, report to the Board. The members of this committee would be appointed by the Board and would meet at least 2-3 times per year.

As per our current documents, this committee could be appointed at the pleasure of the Board on a temporary basis. (*Rules & Regulations, Article II, Procedures for Adoption and Amendment of Policies, Procedures and Rules, Section 2*) The maintenance of our documents should be addressed more closely and engage more members in the process. Steve Nolan explained further about the development of the Rules and Regulations, to date. Steve Nolan made a motion, seconded by Larry Steele, that the Documents Committee be made a Standing Committee. (Motion carried).

Steve Nolan reported he was developing a Membership email list for the website that would only be for the use of the Membership of the HOA. If you are not on his list, please contact him.

Susanna reported the problems of booking a public meeting room given the constraints of our documents which locks us into scheduling our Annual Meeting for the 1st Tuesday in February. (Susanna started the process in early October. There were no rooms available for this particular evening in any location convenient to our subdivision. She continued

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looking through November. She thanked the Godfrey's for graciously holding this meeting in their home.). The date was originally locked in when the Association was formed. It has been a difficult meeting time for many of the members. Susanna reported that with some flexibility as to a week in February, rather than an exact day, we would be able to book our Annual Meeting. Furthermore, we have members who do not live in Mesa County and "a Tuesday in the middle of Winter" makes it hard for them to make any Annual Meeting. A change to the meeting description is a change to the By-Laws and Rules & Regulations. The newly formed Documents Committee will research and present the changes necessary per the processes described in our documents. A motion was made by Doug Levinson and seconded by Patty Nolan that the Annual Meeting date be scheduled during the first two weeks of February. (Motion carried)

Because we often have a summer meeting, let us consider having it on a weekend so the out-of-town owners have a greater chance of attending and meeting other owners.

The Slate of Officers presented by the Nominating Committee (Marge Stolle, Kathy Selover and Susanna Clark-Smith <Board representative>) are:

Scott Godfrey
Steve Nolan
Susanna Clark-Smith.

Scott called for nominations from the floor. There were none. A motion was made by Mike Stolle and seconded by Charlie Alexander that the Slate of Officers be accepted. (Motion carried)

Charlie Alexander asked who held the title to our outlots. We will seek a clarification.

Scott talked about projects desired by the membership. Over the past several years, the membership has expressed interest in several improvements for our subdivision and a list has been developed. As we approach these various projects, we will need to form a budget, resources, note any filings, etc. necessary to proceed. Several of the projects could be completed with volunteer labor!

There being no further business, the meeting was adjourned.

Respectfully submitted,

Susanna Clark-Smith
Acting Secretary, Board of Directors