



HORSESHOE RIDGE HOMEOWNERS ASSOCIATION

P.O. BOX 151, FRUITA, COLORADO 81521

WWW.HORSESHOERIDGEHOA.COM

Annual Meeting Minutes

Feb 27, 2010

In attendance:

Clint and Diana Janowitz
Steve and Patty Nolan
Mark Harris
Tom Peters
Scott Godfrey
Jerry Graves
Rob and Brenda Fairchild
Larry and Evelyn Steele

Dan Bell and Kathy Selover
Charles and Margaret Alexander
Mike and Margie Stolle
Rick Smith
Tod Woomer
Jerry and Rochelle Tufly
Scott Vincent
Barb Hohenegger

9 votes by proxy were received by the HOA Secretary.

At this time, 34 properties are entitled to cast a vote. One property is not eligible for member privileges due to non-payment of annual assessment. Sixteen properties were present with 9 proxies received. Twenty five properties were represented, a quorum was met. *(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....)*

The meeting was called to order by Scott Godfrey, president of the HOA.

Report of the Treasurer:

Rochelle Tufly presented the financials indicating the HOA is in good financial shape. With the exception of one property, all dues were paid in 2009. The HOA spent \$3,996 in 2009 and took in \$20,292, leaving a balance at the end of 2009 of \$18,644. The largest expenses of 2009 included some excavation work for improvements below the dam and along M $\frac{3}{4}$ Rd for the walking path, insurance, and attorney fees for cleanup of the previous Board. A total of \$200 was spent on the pond in 2009.

The financial details and summaries are posted to the website.

Standing Committees Reports:

ACC

The ACC activity was reported by Mike Stolle. Mike reviewed the actions of the ACC for 2009 which included fencing for several properties, garages for the Janowitz's and Nolans and several outdoor garden sheds.

Mike also discussed the development of Rules by the ACC for the "pasturing of two horses per property in the common area" as allowed by the CC&Rs. To date no rules have been developed and several prospective buyers have asked about pasturing horses in the subdivision. Mike asked for input from the homeowners during the development of these rules over the next few months. Input can be emailed to Mike at "emike107@msn.com".

The current ACC members have agreed to continue their service through 2010. Thanks, Mike, Jerry, and Doug for doing a great job.

Documents Committee

Mike Stolle presented the findings made by this committee pertaining to the Rules and Regulations (R&R's). Mike discussed an upcoming revision to the R&R's which will remove duplicative items that are covered in the CC&R's and removal of items that are in conflict with the CC&R's. The new R&R's will be on the website shortly.

Mike pointed out that a majority of the substance of the R&R's as currently written is simply a restatement of the CC&R's and serves no particular purpose other than to introduce potentially confusing contradictions. The R&R's will therefore be re-written including only verbiage necessary to clarify CC&R language or introduce rules not specifically addressed in the CC&R's, Bylaws, or Articles of Incorporation. The intention of this Committee, with sign off by the Board of Directors, is to clarify and re-write the Rules and Regulations, and was duly presented to the quorum of members at the meeting and no dissent was recorded. Scott Godfrey mentioned that these revisions to the R&R's were within the Board's prerogative to change and did not need a motion or vote to be carried. There was no dissent or comment to the contrary.

Pond Committee

Steve Nolan indicated the pond is in good health and will require minimal maintenance annually, mostly consisting of the application of Aqua Shade and possibly some algaecide to control underwater growth each year. The shoreline is looking very good with the 2009 improvements by Janowitz, Nolan, and Carruth. Tom Peters mentioned he would like to see the HOA be responsible for maintenance of the pond shoreline. No official vote was taken on the matter but Nolan mentioned he felt it was the responsibility of each property owner to maintain his own shoreline. Peters comment spurred some discussion on HOA funds being used to improve the common shoreline of the pond, along the dam. This will likely take place in 2010, Janowitz and Nolan both offering to supply manpower to the project.

Scott Godfrey presented the current status of the outlot farming lease. Scott Nelson does not wish to continue farming the outlot, so did not renew his lease. Nelson did help us find a new tenant, Charles Bernhiede, who has signed the lease under the same conditions as Nelson had in the past.

Scott presented information on the creation of the walking path along M ¼ Rd. Homeowners had expressed a desire in the past for an improvement along this road to allow for safer excursions around the block. Thanks goes to Scott for taking on this project and to Rick Smith for getting it done!

Discussion was held on planning a pot luck party some time this summer. No specific date was decided upon, but further informal discussion will be had via email as we get closer to summer time. If improvements are made to the common area below the dam, some suggested waiting until after those are completed to have this get-together.

Discussion was held on planning a community-wide yard sale this spring. Most felt having this some time in May would be the best timing. A consensus suggested having the yard sale in our respective properties, but on the same day with one advertisement. More details will be made available in the next couple of months. Dan Bell volunteered to head a committee to organize this yard sale.

A vote was taken on holding the annual HOA meeting at a more agreeable time of the year that may help with getting more members to the meeting. A majority of the quorum of members agreed with moving the meeting and suggested April as the best month, the exact day being left up to the Board each year. A motion was made and carried.

Election of Officers

Slate of officers for the Board as presented by the Nominating Committee:

Scott Godfrey
Steve Nolan
Rochelle Tufly

Scott called for nominations from the floor. There were none.
A motion was made to accept the slate of officers. (Motion carried)

Open Discussion

Steve Nolan mentioned that no liens were filed in 2009 and no enforcement action letters were sent. The Homeowners Association has been running very smoothly with no complaints or enforcement actions taken. Steve indicated the intention of the current Board of Directors is to ensure our property values are preserved along with the dignity and respect of the homeowners. Scott Godfrey mentioned the Board will take enforcement action if absolutely necessary, but will proceed in a manner that shows respect and compassion for the homeowner.

Capital Improvements

There were multiple informal motions from the floor to modify the sign on the east end of Horseshoe Drive. Modifications consisting of raising the sign and concrete footing by at least 1 foot and rearranging the lighting for better visibility. This project was accepted by unanimous consent and will be done by volunteer labor and donated equipment. Fill material will need to be purchased and placed. Rick Smith volunteered to coordinate that. Date to be determined but to be during the spring months.

Scott Godfrey mentioned he would like to see some improvements to the common area below the dam, perhaps a gravel area for future homeowner get-togethers. The Board will look into making some improvements this summer.

Todd Woomer mentioned he'd like to see the east entrance sign elevated since it is often partially obscured in its present position. A majority of members agreed and a motion was made to raise the sign and place more prominently this summer. (Motion carried) An ad hoc committee consisting of Rick Smith, Scott Vincent, Todd Woomer, and Clint Janowitz will work together this summer to make this improvement.

New Email Group

Steve Nolan has created a neighborhood-wide group email address for our use. If you would like to send an email to all local property owners, simply send that email to: neighbors@horseshoeridgehoa.com. If we don't have your email address, please send it to Steve Nolan at Steve@horseshoeridgehoa.com. I'll get your email added to the group.

There being no further items for discussion, a motion was made and carried to end the meeting.

Thanks to Clint and Diane for the hospitality!

Respectfully submitted,

Steve Nolan, Secretary