

Heritage Property & HOA Management, LLC
3002 I-70 Business Loop, Suite 2
Grand Junction, CO 81504
(970) 243-3186

Paradise Hills Filing No. 6 Homeowners Association

Minutes of the 2010 Annual Meeting

March 13, 2010 * 10:00 am * First Presbyterian Church * 3940 27 ½ Road

President Tom Brown opened the meeting at 10:05 am. 13 of the 50 homes at Paradise Hills were represented (6 in person and 7 by Proxy) so a quorum was established.

The Minutes from the 2009 Annual Meeting were read aloud and approved as written.

The proposed budget for 2010 was presented. The Board has raised the dues 5% as allowed in the CC&R's without a vote. Extensive and unanticipated irrigation expenses caused the Association to withdraw funds from the reserve account, and it is the goal to replace \$5,000 to the reserve account in 2010. The motion to approve was made, seconded and the budget approved unanimously.

Tom Brown outlined the irrigation challenges of 2009. A new pump motor was purchased and the old motor is at Munroe Pump to be refurbished and used as a spare. Diane Gigliotti also said that in the past, the HOA purchased \$700 worth of basic repair parts for this particular pump. Tom said he would research this with Munroe. The east side of the pond has been lined with rock to avoid corrosion. This was done by the City at the City's expense.

There is a float system that needs repaired this year. It is not anticipated to be a large expense, but the pond needs to be dry and the weather has not cooperated. Two trees need to be removed in the fence line.

The members present thought that entry signs might need refurbished or replaced. As there are 4, the cost must be carefully considered. Heritage will send request for bids and Dick Gigliotti volunteered to assist with the project. Several trees along H Road need replacing. Diane reported that the City is willing to replace 2, but the budget doesn't allow for any more this year. She will contact them.

Tom put together a very thorough report as to which properties had signed the revised CC&R's and which have not. It has been a 3 year mission to adopt the corrected and revised CC&R's. He urged those present to talk to their neighbors if they have not signed.

The Board and members present expressed disappointment at the lack of participation of the members. The new Board of Directors were nominated and elected. The first order of business for the Directors will be to compile the Policies and Procedures for Paradise Hills as required by CRS 38-33.3-209.5.

Tom Brown, President
Dick Gigliotti, Vice President
Carl Cook, Secretary
Diane Gigliotti, Director

There being no further business, the meeting was adjourned at 11:30 am.

Respectfully submitted,
Tracey Heritage, Agent