

**Heritage Property & HOA Management
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Paradise Hills Filing No. 6 Homeowners Association

Minutes of the 2011 Annual Meeting

March 19, 2011 * 10:00 AM * First Presbyterian Church * 3940 27-1/2 Road

President Tom Brown opened the meeting at 10:05 AM.

Heritage Property Management and home owners were introduced.

The Minutes from the 2010 Annual Meeting were read aloud and approved as written.

The proposed budget for 2011 was presented. Diane Gigliotti motioned to raise the dues by 5% from \$131/year to \$137/year effective immediately. It was seconded and approved.

Under Old Business, there was a discussion regarding a lien that has been placed on a delinquent property. Candy and Marion volunteered to check with their children who know their kids and Dick said he would be willing to go to small claims court if he needed to.

There was a discussion regarding which properties have signed the revised CC&R's and which have not. It has been a constant battle to get 35 signatures (60%) due to owners changing. 9 more signatures are needed. Those present were urged to talk to their neighbors if they have not signed. Heritage was asked to send out notices to owners who haven't signed next time statements were sent out.

Tom Brown talked about a pipe breaking in the irrigation system and RDR services repaired it. Also, a float was fixed in the pond. A leak has developed by the pump house, RDR has been contacted and will fix next week (not sure of the cost).

Trees were planted and both died. Bookcliff Nursery will not replace. It was motioned and seconded to replace the trees. Carl was willing to plant them.

Under New Business, there was discussion regarding signs in the neighborhood stating when irrigation water was going to be turned on (sometime in the middle of April). Carl will make the signs and place them at 2 intersections.

The pond will need to be dug out every 10-15 years. A special assessment will need to be assessed. Filing 6 will be 20% of the total amount.

There was a thank you to the board for doing a great job. It was noted it's a lot of work and everyone benefits.

Under nominations/volunteers for the Board, Tom Brown resigned as president and said he would be a board member.

The new Board of Directors were nominated and elected.

Diane Gigliotti –Board of Directors

Dick Gigliotti – Board of Directors

Carl Cook – Board of Directors

Tom Brown- Board of Directors

Mark De Wolfe – Board of Directors

Next Board of Directors Meeting will be on Wednesday, 3/23 at 6:00 PM.

There being no further business, the meeting was adjourned at 11:45 AM.

**Respectfully submitted,
Debi Caldwell, Agent**