

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

Pheasant Ridge Homeowners Association

Minutes of the 2011 Annual Meeting

March 22, 2011 * 7:00 PM * First Presbyterian Church * 3940 27-1/2 Road

President Bea Sheldon-Aden opened the meeting at 7:00 PM.

In attendance were:

Ed & Marion Walthall

Eleanor Wyatt

John Aden

Pat Kansgen

Lois Hedges

Marilyn Dodd

Deborah & Jerry Wigutow

Bea Sheldon-Aden

Marylyn Jones

Vinny Chakaravarthy

Ken and Luella Powell

By Proxy:

Valerie Thompson

Suzanne Thompson

Luella Powell

Heritage Property Management and home owners were introduced.

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

The proposed budget for 2011 was presented and approved.

Under Old Business, there was a discussion regarding solar lights (low voltage) at the entrance have been stolen 2 times. They are not the responsibility of the City.

Under New Business, there was discussion regarding installing solar lights again at the west entrance, and to have signs painted with reflective paint, so they will have better visibility at night. There was a suggestion to provide electricity to the light pole at the entrance. The light pole was put in by the contractor and deeded to the City.

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Everyone agreed that the new subdivision signs look good!

Debi Caldwell read Russ Ashby's email re: RDR backflow and it was decided that owners would call Heritage for Russ to do irrigation startup and checking the system

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.

The Rules and Regulations were approved April 20, 2010 for distribution and will be mailed with the statements and minutes. There was a motion and it was approved to send notices with the Rules and Regulations reminding Owners to give a copy to their Tenants.

Motion was made and approved that Heritage send letters to owners who violate the Rules and Regulations.

The new Board of Directors were nominated and elected.

Bea Sheldon-Aden –President
Pat Kansgen - Secretary
Eleanor Wyatt – Treasurer
Vinny Chakaravarthy – Member at Large

There being no further business, the meeting was adjourned at 8:25 PM

Respectfully submitted,
Debi Caldwell, Agent