

Memorandum

To: File
From: Dick Gigliotti
Date: March 23, 2011
Subject: Executive Board Meeting Minutes

On this date, March 23, 2011, the Filing 6 Executive Board met at 6:00 p.m. at the home of Dick & Diane Gigliotti, 815 Lanai Drive, Grand Junction, CO 81506. In attendance were:

Mark DeWolfe Tom Brown Carl Cook Diane Gigliotti Dick Gigliotti

The following items were discussed as noted:

1. Policies and procedures as distributed at the annual homeowners meeting on March 19, 2011 regarding requirements as mandated in Colorado Senate and House Bills.

After a review of these policies and procedures, it was determined that they were either already incorporated in the new HOA Filing 6 Covenants or would be attached as addenda to the covenants. The consensus was that their impact was negligible.

2. Completing the new covenants approval process.

It was agreed that yet another effort will be made to secure the required number of signatures for approval of the new covenants. Tom, Carl, Mark and Dick will meet at 6:00 p.m. at Dick's house on Wednesday, March 30, 2011 and from there spread out through the neighborhood and contact those homeowners who have not yet signed. A notary public will be accompanying them so to provide an immediate capability to notarize signatures.

3. Irrigation system issues.

Tom explained that the irrigation system leak, discovered last Fall, has been pinpointed to an expansion coupling. Repairs are underway and should be completed well before the irrigation water comes in.

Tom also related that, in talking with the person responsible for Filing 4 and 5 irrigation water, he learned that those filings' pumps are connected to a VFD, variable-frequency drive. This device controls the speed of the pump motor to match system demand. While they can be expensive, they can substantially reduce the HOA's costs for electricity. Tom will explore this issue a bit more and report back to the board.

There being no further business to discuss, the meeting was adjourned at 7:20 p.m.

Memorandum

To: File
From: Dick Gigliotti
Date: March 30, 2011
Subject: Covenant Approval Signatures

The effort to secure the required number of signatures for approval of the new covenants, scheduled for this date, was postponed to Wednesday, April 6, 2011. This was due to the fact that the copy of the new covenants in my possession showed that there were supposed to be 37 pages but my copy contained only 12. Until this discrepancy can be rectified, I believe that most people would be precluded from signing off the covenants.

Additionally, I will make an attempt to line up support prior to April 6th so that we can minimize the effort by just securing the signatures of those who will sign.

Carl Cook was advised of this change and messages were left this date for Tom Brown and Mark DeWolfe.

Memorandum

To: File
From: Dick Gigliotti
Date: April 1, 2011
Subject: Covenant Approval Process

On this date, I met with Linda Edwards, Heritage Property Management, to discuss a letter that was going to be sent to HOA 6 homeowners regarding approval of the new covenants.

It was decided that Heritage will send a letter, today, to the homeowners who have not yet approved the new covenants advising them that, (1) the approval process has been ongoing for the past several years; (2) the new covenants merely incorporate association restrictions with Grand Junction property codes; (3) the HOA can enforce association restrictions with, if necessary, assistance from the Grand Junction Code Enforcement Department; (4) they are encouraged to review the new covenants on the Heritage website, i.e., www.hpmgj.com; (5) within the next ten days, they will be contacted regarding their approval of the new covenants and arrangements will be made for them to sign, if that is their desire; and, (6) a Board member will visit them, with a Notary Public, to facilitate their approval signature(s).

This letter is expected to be delivered on April 2nd or 4th, after which a Board member will contact the recipients and make arrangements to meet with them at a date to be determined. The plan is for a Board member to visit those residences, at a mutually acceptable date, where the owner(s) have agreed to sign the approval. A notary public will accompany the Board member so as to minimize any inconvenience to the homeowner.

This plan effectively supercedes the plan outlined in my previous memo to file, dated March 30, 2011, Subject: Covenant Approval Signatures.

I will advise the other Board members of this change.