

ANNUAL MEETING

MEETING LOCATION: Swartz home

Date: February 8, 2012

Members Present: Bud Haupt, Howard Holt (via telephone), Jeena Jolley, Todd Jurgens, Dana Prosser, Mark & Marsha Swartz, Judith Wicker.

Members Absent: Denny Granum, Steven Weinberg

MEETING MINUTES

Meeting was called to order at 7:30 pm by the President, Mark Swartz.

1. BUDGET: The Treasure's Report was presented by Bud Haupt. A slight increase in the budget was proposed to allow the HOA to accrue a small contingency fund. However, the annual dues bill was sent out by the Heritage Management Company prior to our meeting. Therefore, we adopted the 2011 budget amount for the year 2012. If unforeseen expenses occur, we will have a special assessment. All members agreed. The final budget is attached to this document.
2. IRRIGATION: Mark Swartz reviewed the irrigation system with the members. The development has 19 shares of water through Redlands Power & Water. However, it was discovered that the weir (pipe) that is to provide us with 11 shares of water was never hooked into our present system. We have been receiving only 8 shares, along with tail water from Jack Cheskaty's allotment. A letter was sent to Redlands Power & water outlining this and asking them to notify us as to when this will be rectified. No response was forthcoming, so Mark Swartz went to their office and expressed our dismay at not having an answer. The afternoon of the meeting Mark received a phone call informing him that they fully intend to have us receive our full allotment when the water is turned on this spring. It was the general consensus of opinion that we may not receive the water in that time frame and that we might have to be more forceful with them in order to get what we've been paying for. Mark also advised the group that he alone has a good understanding of the irrigation system and how it works and who to call for individual problems. He feels someone else needs to be familiar with the system. Jeena Jolley volunteered her husband, Tyler, as he has had experience with irrigations systems. Todd Jurgens also volunteered.
3. LANDSCAPING: An annual survey of all lots and common areas was made just prior to the meeting. Tumbleweeds were noted on Lots 1 (Wicker), 5 (Processor) and 10 (Granum) and goat heads (noxious weed) on Lot 5 and 10. Lot

11 (Weinberg) has not completed his landscaping, now into year 6. The covenants require all landscaping to be completed within 9 months of occupancy. It was recommended that spraying for noxious weeds be done two times during the growing season due to different growth and seed productions. After a brief discussion it was decided that interference with lot owner spraying or a licensed spraying company cannot and will not be tolerated. Howard Holt shared the name of the company who has been spraying his 3 lots and that he thought they had done an outstanding job. The members recognized Howard for the appearance of his lots.

4. COMMON AREAS: There are people who have been walking their dogs on the common areas. They are not removing their dogs' waste. Also, vehicles are driving onto the grass and leaving deep tracks where the grass is to be mowed during the growing season. It was agreed that signs should be posted to warn dog owners that they are not welcome to use the grounds unless they are lot owners and this is a non-parking area. We will talk with the County Roads Department to see if there is some barrier that could be erected to keep people off the grass, especially close to the corner of Highway 340 and South Broadway. The area around the sign is unsightly. Many of the plants that were put in have died due to the irrigation levels not being appropriate for the plants. It was suggested that we request bids from multiple landscaping companies for replanting that area and for the maintenance of the commons areas. All agreed.
5. Meeting adjourned at 8:45 pm.