

Pheasant Ridge Annual Meeting

March 26, 2013

Minutes of Meeting

The meeting was called to order at 7:00 p.m. by President Bea Sheldon-Aden.

In attendance:

Bea Aden
Marj Moon
Eleanor Wyatt
Marion Walthall
John Aden
Ken Powell
Rosanna Munroe

Present by proxy:

Lois Hedges
Shelley Luff
Rick Weiss
James Vidmar
Vinny Chakaravarthy
Colleen Nielson

Introductions

Bea introduced the Board Members present: Bea Sheldon-Aden, President and Eleanor Wyatt, Treasurer. Vinny Chakaravarthy was absent from the meeting.

David Caldwell, Owner and Lesly Adams, Office Manager, both from Heritage Property Management were introduced.

Minutes of 2012 Annual Meeting

The minutes from the 2012 Annual Meeting were presented. They were corrected to include Ed and Marion Walthall as being in attendance. It was moved, seconded and they were approved as corrected.

Presentation of 2013 Budget

The 2013 Budget was presented. A lien has been placed on one property and late fees placed on delinquent owners.

Under Irrigation Maintenance, the increase was due in part to the outflow pipe and the holding pond need to be cleaned out. In addition, there may be valves around the subdivision which need replacing. The Irrigation Maintenance line item was increased to \$1,000.

It was moved, seconded and approved as amended.

Old Business

The sidewalks are cracking and buckling. This is a City of Grand Junction issue and will be addressed with them.

The street in front of the mailboxes has huge cracks. Rainbow Valley Asphalt has been contacted and the bid will be revisited next year.

New Business

The pond area which borders Bea's property on the West side was cleaned out today. The bill for this was \$180.00. The company who handled this clean out will be coming back to clean the center pod by the mailboxes.

The lower branches of the pine tree on the corner in the center pod need to be removed as they appear to have suffered some damage due in part to the drought. Charles Nave estimated it will cost approximately \$360 to trim the tree and clean the center pod.

Liqui Green will aerate and spread broadleaf killer. A homeowner requested that their back yard be done as well. This will be at the expense of the home owner and they need to contact Liqui Green for this work.

Nomination/Election of Board Members

Bea is willing to remain on the Board but needs someone to step up and hold the position of Vice President.

Marj Moon volunteered to serve on the Board.

It was moved, seconded and approved that the Board would consist of:

Bea Aden
Eleanor Wyatt
Vinny Chakaravarthy
Marj Moon

The meeting was adjourned.

Respectfully Submitted,

Lesly Adams
Office Manager
Heritage Property Management