

Horseshoe Ridge Estates BOD Meeting:

October 13, 2014

Attendees:

Scott Godfrey

Steve Nolan

Rick Smith

Jay Bell

Mike Barbato

Minutes:

Meeting was called order at 7:00 by Scott Godfrey

The Board had a quorum as all Board members were present and therefore discussed and ratified the following:

- 1. The meeting minutes for the meeting on 6-11-14 were reviewed and approved.**
- 2. The status of the ACC was discussed, and Mike Barbato gave a report of the recent ACC activity; currently there are no unresolved issues before the ACC. Pending their acceptance and date of availability, two other ACC members and an alternate were unanimously approved by the Board. Their names will be placed on the website after they have accepted the Board's invitation to serve.**
- 3. Encroachment by certain HOA members was discussed at length. The Board unanimously agreed that this was the issue of highest importance, and regardless of the eventual outcome of the trails project, this needed to be resolved to the HOA's satisfaction. The Board discussed the letter written by the Board in 2008 dealing with what at that time was a recognized violation of the CC&R's by the Woomers, and after review of the CC&R's and CRS 38-33.3, are of the unanimous consensus that that board wrote a flawed letter that intended to "give away" and subdivide commonly owned property. It was also agreed that based on the above, the board would draft a response to the Unrein's lawyer to that affect. Other HOA members have been approached by the ACC regarding potential encroachment into the same common parcel, and it was reported to the Board that none of these owners wishes to contest the property boundaries and are working with the Board to correct any encroachment issues.**
- 4. The issue of Heritage Management's handling of the recent mailings was discussed. As it appears that all HOA members should now be notified and have been sent a proxy if such is needed for the upcoming meeting on the 18th, Heritage will be supplying a list of the currently in-arrears members, as they will not be allowed to vote in any HOA amendments until they are current. Those members that are not current on their dues have been given a second notice, and the Board will determine of further action up to and including property liens or other actions are required.**
- 5. The Board agreed that based on the severability of the Trail project from any encroachment issues, that the meeting on the 18th will only deal with the mechanics of the trail improvements and related maintenance issues. Q&A will be moderated by the Board and will be limited to 2 minutes per question and answer in order to allow all relevant issues to be addressed.**
- 6. Meeting was adjourned at 8:25, with no set date for the next Board meeting.**

Respectfully Submitted

Scott Godfrey

Board President