

# Colony Meadows II HOA Annual Meeting 2015 Minutes

**Location:** Clifton Elementary School at 3276 F Road, Clifton, CO

**Time:** Thursday, 28 January 2015 at 7:00 p.m.

**Present:** Heritage Property Management Representatives Debi Caldwell, David Caldwell, and Katherine Gordon; Colony II HOA Board Members Angela Rubalcaba, James Shoopman, and Nadine Bode (Homeowner Connie Martinez arrived at 7:10)

1. Meeting was called to order at 7:07, after those present awaited the arrival of potential additional attendees.
2. 2015 budget was discussed
  - A. James expressed the need to have capital reserve reinstated in amended budget (especially as savings for concrete repair in shared driveways, and unexpected expenditures such as irrigation leaks, pump repair, etc., need to be taken into account). Property management representatives indicated that this is good idea, and Katherine agreed to adjust budget printout accordingly.
  - B. Katherine explained repercussions of House Bill 14-1254 and how it affects Heritage Property Management and its related HOAs and homeowners from here forward. There was some discussion regarding what Colony Meadows II HOA can retain of its statutes vis-à-vis state law, and it was mutually agreed upon to table the issue; a private meeting between Heritage and the HOA will be arranged at a later date to hash out the details.
3. Activities
  - A. Significant ongoing neighborhood violations were addressed, and James expressed that collections efforts need to be ramped up.
  - B. As Daniel Bode is stepping down regarding neighborhood irrigation responsibilities, a new contractor needs to be found for this coming spring. Ideally, this person needs to have the irrigation in operational order for the entire neighborhood in April. A new weed-control company will be taking over that aspect of the maintenance this spring as well.
  - C. The possible purchase of a second pump was discussed. The cost of this pump is estimated at \$600 sans installation.
4. Elections

Not enough homeowners were present to vote for the 2 empty seats, so those present voted for a continuum of the status quo. The possibility of an odd-numbered board was discussed, especially to avert situations like the HOA's

recent 2-versus-2 deadlock regarding dues changes (as it's been so difficult to glean a 5-member board, one present member would need to resign to move to a 3-member board).

5. Comments

- A. Connie Martinez asked about the provision in the budget regarding snow plowing allowance, wondering if it's necessary given other community needs. Discussion ended with the general agreement to keep it as-is in the budget.
- B. Heritage Property Management expressed the need for Colony Meadows II HOA to provide them with copies of contracts between the HOA and grounds maintenance contractors (weeds, irrigation, snow plowing, etc.) so that they can be clear on whom to pay when invoices are submitted.

6. Meeting was adjourned at 7:40 p.m.