

Horseshoe Ridge Homeowners Association, Inc

Annual Meeting Minutes

May 19, 2015

Meeting called to order at 7:20 pm.

1. Roll Call and determination of Quorum

Members present: Debbie Zink, Richard & Cindy Cimms, Kathleen Selover, Rick Smith, Roger Ficker, Russell Stimatze, Rob Fairchild, Jay Bell, Clint Janowitz, Ted Meinhold, Mike Unrein, Dean Cook, Michael Barbato, Scott Godfrey, Jerry Tufly, [3 proxies were received] No quorum was reached but meeting held as forum for discussion and to share information.

2. Introduction of the Board of Directors and ACC:

- Scott Godfrey[present] ; Rick Smith [present]; Jay Bell [present]; Steve Nolan [not present]; Michael Barbato [present].
- Heritage Property Management Team introduced themselves: David & Debi Caldwell [owners], Becky Jett [Office Administrator]

3. 2014 Minutes were approved as posted on HMP website.

4. 2015 Budget

- Proposed budget shows a deficit of <\$2,000> .
- The Board will review the budget and make changes to individual line items as necessary.
- Grounds Maintenance has been contracted to be done on an 'as needed basis' which should decrease that by approximated \$2,000.
- Big expenditure on Irrigation system was incurred this spring
 - Several lengths of pipe were stolen and had to be replaced
 - Incorrect turn-on of main lateral valve caused a downstream valve to blow out and flood a homeowner's yard--the HOA had to pay over \$5,500 to correct that situation. **Only Board members have training and authority to turn on that lateral valve!!**

5. Discussion of contracted services

- A1 Animal Services will be called to address recurring prairie dog issue
- Board has been very happy with HPM services and plans to continue with them. No discussion or dissension was brought up.

6. A new farming lease has been signed for the outlying lots with Flynn Farms. It is a year-to-year and the farmer pays for everything.

7. Nothing has been done on the Trails project as it was curtailed in previous years. It was suggested that if any homeowner has the desire and equipment to do some work on those trail, that they contact the Board.
8. Actual or potential Encroachment issues have been identified on three properties. The Board is working with these owners to resolve the issues.
9. Thanks to all who participated in the community work day. They managed to clear a lot of weeds and brush. If any homeowner has burnable waste from their lot, it can be taken and added to the burn pile on the far west outlot.
10. Two benches have been placed up on the dam as part of the improvements to that area. Discussion held regarding planting several fruit trees in the area below the dam as part of the improvements. Bring ideas for further improvements [stairs, sport court, picnic tables, etc] to the Board.
11. ACC has no actions pending.
12. Current BOD will remain in place; however, two BOD members have their homes for sale and may be relocating out of Horseshoe Ridge. In the event that happens, Dean Cork and Mike Unrein volunteered as replacements.
13. Other issues discussed:
 - Weed mitigation--Reminder letter to go out to non-compliant homeowners.
 - Reminder that fishing in the pond is 'catch and release' only.
 - Riding 4-wheelers around and on the dam needs to be limited to daytime only.
 - Clean up after your pet!!!!
14. Meeting was adjourned at 8:10 pm.

Minutes taken by Becky Jett
Heritage Property Management