



Board of Directors Minutes

December 15, 2008

Members Present: Jim Hazuka (President), Penny Dyer (Common Area Maintenance, Tony Winslow (Secretary), Charles Zink (Covenants), John Highhouse (ACC Liaison & Vice President)

Members Absent: Brian Ramsay

Guests: Nick Zarkovacki, 19180 Lochmere Court, Charlotte Christensen, Rich Paul

Hearings

1. 19180 Lochmere Court, Lot 37 Highlands filing 2 landscaping does not meet minimum landscape standards.
Winslow moved to approve a June 1, 2009 landscape deadline and a \$500.00 fine to be imposed if not in compliance. Motion seconded and approved unanimously.
2. 19205 Sixpenny Lane, Lot 1 Highlands filing 2 for non removal of dead trees.
Winslow moved to approve \$500 fine immediately and \$100 per month starting February 1, 2009 until trees are removed. Motion seconded and approved unanimously.
3. 19130 Royal Troon Drive, Lot 18 Highlands filing 2 - Playground equipment
Winslow moved to approve retaining the fines (\$150.00) and they should be paid within 30 days. Motion seconded and approved.

General Meeting commenced at 5:40 PM.

Board minutes for November 11, 2008 meeting were approved by email vote.

New Business:

I. Election of Directors December 9, 2008

The ballots were counted and the results certified by the Board Secretary. A total of 277 votes were cast. At least 160 had to be cast to establish participation by a quorum of the membership. The results are:

Approve 2007 Annual Meeting minutes 265 Yes; 3 No. (*Minutes approved*)

Election of four directors to Board of Directors:

James Hazuka: 226 votes

James Highhouse: 267 votes

Brian Ramsey: 264 votes

Charles Zink: 268 votes

Each of the four named individuals is elected to the Board of Directors. They replace outgoing directors Alchian, Rivers, Paul, and Robertson. These new directors assume the role and duties of director effective December 10, 2008.

2. Board Goals for the 2009 year Tabled till January 20, 2009 meeting

3. New officers and Directors assignments, signature authority, supervisory responsibility
Penny Dyer - Common Area Maintenance, Assistant Treasurer
James Hazuka - President,
John Highhouse - ACC liaison & Vice President
Anthony Winslow - Secretary
Charles Zink - Covenants

Hazuka moved to vote and approve positions. Motion seconded and approved.

II. Officer's Report

A. Secretary

1. Event dates for 2009
 - a. mowing deadline is June 23, 2009
 - b. garage sale(s) date(s) will be May 16 & 17 and August 15 & 16
 - c. water reporting date may be dictated by State and is tabled at this time until Winslow receives more information.
 - d. annual meeting date is November 3, 2009
 - e. future regular Board meetings day and time will be the third Tuesday of each month at 5:00 PM in the conference room at 707 County Line Road, Palmer Lake, CO unless otherwise noted.
2. Conflict of interest statements have been returned and are on file in the office.
3. Newsletter - Alchian will continue to be the Editor and the Board members need articles to the office no later than January 15, 2009

B. Treasurer

1. November 2008 financial report - attached
2. Reserve CD deadline Colorado National Bank 12/19/2008
Christensen recommends adding the 2009 allocation of \$15,000 to CD reserves from this year and placing it back into a Certificate of Deposit (CD) at the highest possible interest rate.
Hazuka moved to roll in \$15,000 from this years dues with the reserve CD due this month and create a 13 month CD at a bank that offers the best rate. Motion seconded and approved unanimously.
3. Audit 2009
Christensen reported that Biggs & Kofford will be doing an audit in January 2009 for the subdivision for the year 2008.
4. Hazuka requested Christensen to remain as Treasurer. Motion seconded and approved unanimously.

III. Director's Reports

A. Common Areas - No Report

B. Covenant Enforcement

1. Covenant Violation Report No Report

C. Architectural Control Committee

1. Project issues.
Paul updated the Board on the current standings of ACC projects.

D. Executive Director

1. Dates office closed:
December 22, 2008 through January 5, 2009
2. Total of assessments received as of today is 88
3. Member Balance Detail
18535 Wetherill, Wendi M Riggle - Colorado Springs
19205 Sixpenny Lane, NFG International LLC - Monument
19647 Falcon Crest Court, Playa Del Carmen Casas LLC - Monument
In Bankruptcy
19785 Kershaw Court, Lisa & Chris Annan - Monument
19870 Kershaw Court, Bank of New York, Simi Valley CA
4. Water Meter reading
There are 4 non reporting addresses.
19205 Sixpenny Lane
19785 Kershaw Court
19647 Falcon Crest Court
19215 Royal Troon Drive
5. Water meter readings "problems" addresses
19625 Insborough08 reading less than 07
1343 Castlecombe same as above
18110 Archers same reading since 2002
19135 Pagentry same reading as last year
19125 Royal Troon 08 reading less than 07
19385 Queens Crescent Way
All homeowners have been contacted.
6. Office location
707 County Line Road, Palmer Lake, CO
WIA has repaid in full the month of November and the security deposit for the office rental at their location.
Phone system QWEST DSL services were cancelled as of 12/18/2008, we have joined the AEV system which is included in the rental of the office at their location.
7. Assessments mailed December 2, 2008, we have received a total of 88 to date.
8. Dog barking situation. Received a phone call this week from the El Paso County Sheriff's Department. They are investigating calls to a Homeowner about their barking dogs and the caller is leaving no return number or name..
9. CONO - Winslow moved to approve continuing our membership. Motion seconded and approved unanimously.
10. Computer backup - Winslow moved to approve purchasing a system for backing up computer files on a regular basis. Approximate annual subscription is \$50 per year. Motion seconded and approved unanimously.

Next meeting: January 20, 2008, conference room at 707 County Line Road, 5:00 PM.

Meeting adjourned 8:05 PM.

/ signed /

President

/ signed /

Secretary

2 Attachments

1. October 2008 financials
2. ACC Report