



Board of Directors Minutes

April 21, 2009

Members Present: Jim Hazuka, President, John Highhouse, Vice President, Penny Dyer, Common Area Maintenance, Chuck Zink, Covenants

Members Absent: Richard Hanley, Director at Large, Anthony Winslow, Secretary, Brian Ramsey, Assistant Covenant Director

Guests Present: Will & Brandy Wahlgren, Jason Harrington

Board called executive session to order 6:38 PM

Board adjourned executive session 7:14 PM

President Hazuka stated that the Board of Directors had discussed a variety of issues during the executive session portion of the board meeting.

Board meeting called to order 5:03PM

I. Adopt meeting minutes from March 17, 2009

Zink moved to approve minutes as read. Motion seconded and approved.

II. Officer's Report

A. Vice President, No Report

B. Secretary, No Report

C. Treasurer

1. Financial report thru April 20, 2009 enclosed.
2. Colorado National Bank CD reserve funds
CNB had been incorporated into another bank that reduced the interest for an existing CD significantly lower. As a result, Dyer moved the CD from Colorado National Bank to First National Bank for 6 months at 1.92%.
3. Dyer moved to approve \$80,000.00 be placed in a Certificate of Deposit for a 6 month period and take advantage of a higher interest rate than just an ordinary savings account. Motion was tabled until the board members could review a monthly "plan/actual" budget report that will assure members that tying up the funds in a CD will not impact financial obligations this calendar year. The Executive Director will forward the report to each board member within the week and an email vote will be taken.

III. Director's Reports

A. Common Areas

1. Playing Field - Brian Ramsey, No Report
2. Dyer stated that she will check trails at Roller Coaster and Castlecombe because of possible erosion to the trail.



B. Covenant Enforcement

1. Covenant Violation Report,
 - a. Zink stated that a response letter had been sent to the homeowner about the erosion problem on Queens Crescent. No response from the homeowner at this time.
 - b. Zink also stated that the issue of loose dogs was of growing concern. Section 25 of the covenants, Animals and Section 18 Nuisance, are pertinent to this issue but before the HOA can act, we must know who the dog's owner or a possible address. To date we have neither.
 - c. Board discussed the issue of Mountain Pine Beetle (MPB) in our forested areas. Zink moved to approve developing a course of action that will include the HOA, State Forest Service and homeowners that includes the inspection and removal of diseased trees. Motion was seconded and approved.
 - d. Discussion was held and proposal made by the owner for the removal of ancillary building on 1218 Castlecombe Lane within 30 days. The board approved the proposal and agreed to postpone any further action concerning the matter until May 25th, 2009.

C. Architectural Control Committee

1. Project issues. Report attached.

D. Executive Director

1. Wasson handed out informational packets to the Board members.
2. Office will be closed May 8 for training, May 25 Memorial Day observed, and May 28th & 29th for vacation.
3. Temporary signs notifying of the Community Garage Sale will be posted at all entrances and Ads will be placed in the local newspapers.
4. Reminder letters to take down snow fences were mailed to homeowners.
5. As of the date of the board meeting, one residence has not reported their 2008 water meter reading.

E. Other Action

1. Approved waivers for late fees and interest on two properties due to personnel issues.
2. Disapproved a waiver of basic landscaping requirements on another.
3. Disapproved a waiver on late fees and interest on a property in Classic subdivision.
4. Offered 2 options for payment of 2009 assessment and late fees on a Highlands subdivision property.



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5. Approved the 30 days requested by a homeowner to remove an ancillary building from his property.

Board meeting adjourned at 7:16PM

Next meeting: Tuesday, May 19, 2009, 5 PM, 707 County Line Road

signed

President

signed

Secretary

Attachments:

1. Financials
2. ACC Report