

THE PRESERVE AT DEERFIELD
HOMEOWNER'S ASSOCIATION

MEETING MINUTES
Tuesday February 10, 2015
Franktown Firehouse

Attendees:

Lot 2 – Bryan Willis
Lot 3 – Joe & Toyia Mays via their Attorney Jerry Cardwell
Lot 5 – Robin & Dave Marvel
Lot 8 - David Ziller
Lot 9 – Doug & Debbie Roning
Lot 12 - Jerry & Sheila Bisgard
Lot 13 - Jerry & Sheila Bisgard
Lot 14 - Robert & Cathy Thomas
Lot 18 – Gary Hartmann
Lot 19 – Beth Patrick
Lot 20 – Jerry & Sheila Bisgard
Lot 21 – Gary & Barb Ruby
Lot 23 – Richard Wanger
Lot 24 – Jerry & Sheila Bisgard
Lot 25 – Jerry & Sheila Bisgard
Lot 26 –Ann Harrison

Recount of Board Vote from 2014 Annual Meeting: President-Robert Thomas, Vice President-David Ziller, Secretary/Treasurer-Bryan Willis. **See Attached**

- Original vote for board members was recounted and count was confirmed.
- Robert Thomas indicated that HOA attorney has recommended that videotaping of HOA Board meetings be prohibited. Discussion took place. That change may require a change to the bylaws and discussion and perhaps a vote will continue at future meetings .
- Discussion took place around requirements for voting at Board meetings. Voters must be present or submit a properly completed proxy form to participate in a vote. For any future meetings where a vote is to take place, a proxy form will be provided to all voting members of the HOA with the meeting announcement.
- Appointment of Members of the ARC – Richard Wanger, Rita Smith and Gary Ruby were nominated and confirmed as members of the ARC Committee for 2015. All were in favor of those appointments.
- HOA Provided Garbage Pickup - HOA Covenants allow for, and probably require, that “the Executive Board of the Association arrange for regular trash pickup from each lot and defray the costs of the same through regular assessments.” Robert Thomas got a quote from Waste Management that would provide for one trash can per occupied lot for \$18.00 per month per lot. Bryan Willis agreed to also get a quote from Haul Away. Decision will be made at future meeting.
- Motorized Vehicles in Free Space – Several homeowners have noticed people riding ATV's in the open space – particularly after snow storms. The executive board will talk with the

homeowners whose tenants are riding ATV's in the open space to see if the problem can be resolved. If that does not resolve the situation, additional action will be discussed at a future meeting.

- Determination of Necessity for Flood Insurance – Because the subdivision is not in a special flood plain, flood insurance is not required. However, the executive board will get a quote for flood insurance and will present it at a future meeting.
- Modification of Association Documents to Remove any Voting or Approval Rights from Mortgage Holders – There are conflicting statements in the various HOA governing documents with respect to several items, but specifically with respect to voting rights for mortgage holders. Those documents call for one vote per lot but also allow for the mortgage holder of each lot to vote with respect to HOA matters. It was proposed that this matter be brought to a vote at a future meeting.

Other items in the bylaws and covenants were also mentioned. For instance, currently notifications for HOA members cannot be sent via email per the governing documents. Most seem to favor modifying the documents to allow for email notifications.

Other minor changes to the HOA governing documents were also discussed. It was determined that the executive board will solicit suggested minor changes from each member of the HOA and then will compile those suggested changes and present each of them at a future meeting for a vote. A suggested time frame was that all suggested changes should be received by the executive board prior to the end of April to be considered in a vote at a subsequent meeting.

- Establishment of a Road Maintenance Fund – The question of whether there should be a road maintenance fund established was raised. Several potential methods of establishing a road fund were discussed, but no consensus was reached. Additional discussions will take place at future meetings.

Meeting was adjourned

Link for CCIOA <http://www.cohoalaw.com/Research%20CCIOA%202014-20150212.pdf>