

HOA MEMBER MEETING

APRIL 26, 2017

MINUTES OF THE MEETING:

6:30 Franktown fire department gave a brief presentation on safety and fire prevention. This was arranged by Terri Wanger as discussed in the previous HOA meeting.

7:00 Meeting was called to order and official business began.

Attendees included the Board: Bryan Willis, George Wehner & Richard Wanger, also included Robert Thomas (Treasurer). Members representing the following lots were in attendance: Lot 2, Lot 3, Lot 5, Lot 7, Lot 9, Lot 14, Lot 22, Lot 23 & Lot 26.

The first agenda item was to discuss the 2017 Budget and annual Assessment. Bryan presented a summary of 2016 expenses and budget items and the proposed 2017 budget. The 2017 proposed budget is \$11,250 and based on the actual 2016 expenses of \$7,226, no special assessment will be necessary at this time and the 2017 annual assessment will be reduced to \$450 per lot. The annual road fund assessment will continue for 2017 at \$500 per lot.

There was a brief discussion about the budget. Mr. Wehner suggested the use of some lights that he has access to for the entryway (callbox-mailbox areas). The light & post would be free, but the HOA would need to install them, including possible electrical costs. We will gather installation bids. Mr. Cochran questioned the road maintenance item and asked if that would include the cost to repair the dip in the road on Sandy Hollow. The road maintenance budget does not include the cost for the final repair.

There was a discussion regarding spraying for noxious weeds in the open space. This is required by both our covenants and the county. The board will solicit bids for the spraying.

Mr. Wanger raised the issue of gate openers for lot owner who were not issued openers. We will look into purchasing (low cost) openers and make sure each lot owner is given at least one opener.

There were no further comments on the proposed budget and with no objections, it was deemed to have passed.

Member Statement:

The issue of a builder construction error on Lot 21 was brought up for discussion. The builder for Gary and Barbara Ruby notified the Board President and the adjacent lot owner (James and Susan Neil, Lot 22) that when the foundation was completed it wound up encroaching into the set-back space by approximately 2 feet. The Neil's

have indicated that it should not impact their construction plans. It is our understanding that the builder will be required to get approval from Douglas County in order to proceed. Any owners who wish to file a complaint with the county are free to do so.

It has been agreed that going forward, the ARC will make an additional site inspection of future construction projects, after the foundation has been completed.

Lot 11: A general discussion ensued on the lack of updated information or apparent progress on the completion of the Utkin's home, which has now been under construction for over 4 years. (Permit was issued on 26 Apr 2013.) After numerous extensions of the time allowed for completion and with penalties for non-compliance now at over \$33,000, it has been determined that the Utkins will be notified that the next step will be for the HOA to file a lien on their property.

The members in attendance agreed that continuing to allow this unfinished project to go on is detrimental to the community and is not acceptable.

The ARC status report included:

Lot 7, has submitted plans to the ARC and they have recommended approval. The Board agreed and will issue an approval letter.

The ARC met with the Creer family regarding their interest in becoming a part of the Preserve. They were provided certain guidelines regarding a location for their driveway, but to date, nothing further has been discussed.

Adjourn: The meeting was adjourned at 8:30PM.