

Board Meeting Minutes
January 15, 2009

Call to Order

The monthly meeting of the BOD was called to order by at 5:36pm by Rob Alleger. Cliff Benson, Helene Knapp and Susie Nulty were present from the Board. The aforementioned constituted a quorum. Mike Clark was present representing Courtney & Courtney.

Executive session

There was a 20 minute discussion regarding legal, financial and homeowner issues.

Approval of Prior Meeting Minutes

The December Meeting minutes were reviewed and accepted.

Landscaping

Jerry Bruning attended part of the meeting for discussion of the Landscaping Plan and options. Jerry outlined several projects to be accomplished this year including repairing of the drip system at the water feature; watering, spraying and trimming of trees; attention to the rock retaining wall along Broadmoor Valley Road; and cleanup of the southwest guest parking area.

President's Report

Rob complimented the prior board on coming within 1% of the 2008 budget and adding over \$40,000 to the association reserves. Due to the lack of enough space in the storage building next to the pond deck, the Christmas decorations are being stored by Rob at his home.

A Nomination Committee will be organized and nomination form will be used for Board elections.

An RFP (Request for Proposal) form is being developed for use in association business transactions.

Rob will review our current bylaws for conformance to the applicable Colorado statutes and Colorado Common Ownership Interest Act (CCOIA). He is hoping to complete the review by the end of the year.

Treasurer's Report

Report follows. Bob had submitted his report to the Board members prior to the meeting. Rob reported that he and Bob are working on a long-range plan/reserve study for use in planning.

Committee Reports

Maintenance Committee

Concrete work in the spring and summer was discussed and include slab lifting, some walkway, entry-way, curb and driveway replacement. There was discussion of curb numbering and use outside lights.

New pond filtering system was reviewed and will be installed this spring using funds from a generous, anonymous lender to be repaid over the next 3 years using funds saved in maintenance costs. Downspout damages will be noted by Rob and Susie then passed along to C&C for repairs. Chimney work on #99 has been completed. Damage to chimney of #30 will be repaired by the association.

Architectural Control Committee (ACC)

No current requests received. Cliff distributed a spread sheet with all requests his committee has processed in 2008. Committee members are John F. and Wayne S.

Property Manager's Report

Mike needs a copy of the December minutes. Other items discussed in executive session.

Old Business

Discussed with officer and committee reports.

New Business

Discussed with officer and committee reports.

Adjournment

Susie moved to adjourn the meeting; Cliff seconded, and it unanimously passed to adjourn the meeting at 7:04PM.

The next meeting will be Thursday, February 19th at 5:30pm in #26.

Respectfully submitted,

Susie Nulty