

Skyler Subdivision HOA Annual Meeting Minutes

March 15, 2009 at 4 p.m. Monument GMAC Offices 603 28 ¼ Rd

Addresses represented at the meeting:

- | | | |
|---------------|---------------|----------------|
| 1. 376 Skyler | 5. 380 Skyler | 9. 388 Skyler |
| 2. 377 Skyler | 6. 382 Skyler | 10. 394 Skyler |
| 3. 378 Skyler | 7. 384 Skyler | 11. 395 Skyler |
| 4. 379 Skyler | 8. 386 Skyler | 12. 397 Skyler |

Minutes

I. Call to Order – Mark Biesecker called the meeting to order at 4:15 p.m. March 15, 2009 in the conference room at 603 28 ¼ Road, Monument GMAC.

II. Financials & Budget – Teresa Black

Answered questions from financial statements –

Why pump motor had to be rebuilt again – overheating, need to add ventilation to pump house in 2009.

Answered questions from budget for 2009 –

Includes sprinkler maintenance, need to have someone address leaks in pond area

Vote to approve budget – Terry Klein motioned to approve budget as presented with meeting notices mailed out to all homes. Kirk Black seconded and the motion passed by unanimous vote.

III. Landscaping – Teresa Black

Front entrance - Update

Sign - done

Landscape Design - done

Grant from city – approved \$5,000; can bill as soon as we are ready to plant trees, which city will also donate once irrigation is in place

Committee and work crew sign up – Mike Jones and Teresa will schedule time to work on/stain fence, then need to trench and install irrigation, dig holes for trees/shrubs/plants, then weed block and gravel. Work should be done in three weekends or so. Each phase to be scheduled as others are completed. Will go quicker with use of backhoe and/skid loader.

Date to start/finish work - TBD

Irrigation system –

Holding pit - Scheduling – Les Bikki

Cleaning out ditch in spring – Scheduling with labor ready – Teresa Black

IV. Legal issues –

Discussion and Vote on need to retain an attorney to assist with sorting out legal issues regarding our association – Rather than hiring an attorney at this point, it was suggested that we should re-mail all the owners a copy of the current bylaws along with a ballot on which they could reaffirm the bylaws by voting that they are accepted as the correct version of the bylaws under which the association operates. Bylaws will be mailed along with a stamped, addressed envelope back to the association to encourage homeowners to return them. Officers and attendees volunteered to make follow-up calls to anyone who has questions or does not return their ballot timely in an effort to put this issue to rest permanently without incurring additional cost to the association and thereby the homeowners. Teresa Black made the preceding motion, which was seconded by Greg Embry and passed by unanimous vote.

Updates on:

Liens filed (1) – filed in 2008, no action on the part of the affected homeowner to date. Amount due will continue to accrue as future assessments and interest are added until paid in full.

Liens needing to be filed (1) – one other property has been notified by certified mail that assessments have not been paid for 2007, 2008. Unless paid in full, with accrued interest, within 30 days of billing of the 2009 assessment, lien will be filed on this property as well. Past due dues assessments that need to be turned over to collection agency (2). Unless paid, or payment arrangements are made, by June 2009, past due assessments will also be turned over to collection agency.

V. Election of officers for 2009 –

Discussion – current officers expressed a desire to see other homeowners step forward and accept for nominations to positions of President, Vice President, Secretary and Treasurer. Each member present was specifically asked about their willingness to serve as a board member/officer. None were currently interested in serving in such a capacity, though all offered to continue to help the elected officers on special projects. The current officers expressed concern about continuing to serve after 5 years, but were each willing to renew their commitment for another year term each when no other eligible member stepped forward. Although an issue that would normally fall under new business, the option of contracting with an outside agency to manage the HOA was also discussed at this time. The consensus of those members present was that if the current officers were willing to continue to serve, it would be in the best interest of the association members to continue to manage the association internally. The primary concerns with outsourcing management duties are timeliness and cost for accomplishing the tasks. The group agreed there was no need, at this time, to incur the additional monthly fees for management, nor the additional costs for having work done by contractors that has been or could be completed by the homeowners themselves. The general consensus was that this option, which was not made as a formal motion, needed no further consideration. A motion was made by Mike Jones to retain the current board officers in their current positions for one more year. Greg Embry seconded that motion, which passed by unanimous vote conducted by secret ballots.

VI. New business –

Terry Klein expressed concerns regarding a crack emerging across Skyler Street near his home and an unusually high water bill at Kenny Guidry's home last month. There is concern whether there might be an underground water leak. Teresa Black will follow up with Kenny to ensure the City of Grand Junction and Ute Water look into this.

Block Party – we seem to be doing these every other year, rather than annually, which means we should be doing one in 2009. The date of August 8 was chosen. Teresa Black will call together a committee in early summer to plan this year's party and make arrangements with the city for support and funding.

Yard Sale – May 1-3 – similar to the Block Party, we are now supporting a neighborhood-wide yard sale only every other year. The sale should be the weekend before our scheduled pick up week during the city-wide spring cleanup program. This means our sales should take place May 1-3. For more information on the spring cleanup program, visit <http://www.gjcity.org/CityDeptWebPages/PublicWorksAndUtilities/StreetsTraffic/SpringCleanUp.htm>

Mark Biesecker suggested that anyone who wants to move their sale to a spot in the park should be welcome to do so. The group agreed that we could attract more shoppers if they could hit several sales in one place. Anyone who wants to use the park for their sale is welcome to do so.

Weekly Mowing – Brandon Bikki will continue to mow the park and pond areas from April 15th to June 6th ; and August 10th to October 15th. Dakota Black will mow between June 7th and August 9th. Bids from professional landscapers ranged from \$50 to 75 for weekly mowing of the same two areas. Mike Jones will contact another company to see if we can get lower rates for fertilization and weed control treatments in the park.

Adjourn