

## HOA BOARD MEETING MINUTES

January 23, 2007

The minutes of the last meeting were read by Kelly Merlo. Minutes were approved by Julie Noonan and seconded by Mahesh.

The treasurer's report was read by Julie Noonan, as Judy Riley was out of town. Julie shared a Profit and Loss statement for January – December 2006. Income from annual HOA dues were \$9,940.00. Expenses for the year were \$8,633.40. The net income was \$1,331.60 for the year. Our assets are \$22,769.69 in a checking account. The P & L report was presented along with the Balance Sheet and the Customer Balance Summary. There are still \$605.00 outstanding on HOA dues for 2006. For the next meeting, it was discussed that we need to make a policy and put it in the rules and regulations. Julie moved to approve the treasurer report and Mahesh seconded it.

Randy Cuccico reported on the Action Committee. The Forest Hills meeting was attended by Julie and Randy. The concern was that we asked them to pay for Ken Ball's fees. They wanted a definite amount per project. We need Ken Ball's plan before we can get definite prices. Therefore, Forest Hills agreed to fund the design of three projects: the front gate area (beautifying both sides of the gates); the Summerwood area and extensive plans for the front pond. Jeffco came and filled in pot holes. The bus stop was changed and now the bus stops facing westbound on Forest Hills Drive and Hill & Dale. The bus comes in the front gate and then goes around a loop and is much safer.

Old Business – Julie obtained a typist to retype the covenant, rules and regulations in a word format. Kelly moves that we reimburse Julie the \$70.00 fee for the typing. The motion was seconded by Randy.

New Business – Solitiation from the Colorado Fourteeners Initiative. In the past, we have donated \$100.00. They restore damaged alpine habitat and trails. Julie moved that we continue our annual contribution of \$100.00. Kelly seconded the motion.

The annual shareholder's meeting needs to be planned. We would like to have it in six weeks which would be during the week of March 6<sup>th</sup> at Mount Vernon Country Club. Julie will call the country club for costs of 1 hours of an open bar and appetizers for The Shareholder Appreciation Cocktail Party and General Meeting.

In order to address the outbuilding issue, a letter explaining the pros and the cons so that the neighbors will be able to make an informed decision. We need to decide what we are going to do with this situation. The problem is that we need to clarify this so we can go forward and to protect our HOA from future problems. We will table this until we have more people in attendance.

Diane Urbano requests articles for the Riva Reader rather than snippets of information. We would the next Riva Reader to go out the 1<sup>st</sup> of March. This would include the HOA dues, annual meeting information, reminder to pay last years dues. Kelly Merlo will speak Joy about including an article regarding the building issue.

Our next meeting will be the Shareholder's meeting.

Respectfully submitted,

Kelly Merlo