

Clydesdale Park Homeowners Association Annual Meeting Minutes

Meeting date: December 7, 2006
Board Members Present: Jay Stoner, John Holloway, Herb Cantor, Steve Tyler, Dee Emmerson
Staff Members Present: Lester Schott, *Associa Colorado Association Services*
Members Present: (Sign-in sheet attached)

The 2006 annual meeting of Clydesdale Park Homeowners' Association was called to order at 7:00 p.m. on December 7, 2006, at the Fort Collins Plaza Inn, 3709 East Mulberry, Fort Collins, Colorado.

Minutes. The minutes of the 2005 annual meeting were read and approved upon motion by a homeowner.

New Management Company: Effective November 1, 2006, the Board of Directors made a change in Clydesdale Park Homeowners Association management to *Associa Colorado Association Services*. Lester Schott is the personal representative of this account and can be reached at 407-9990, extension 7784.

Board Appointments: Colorado's Common Interest Ownership Act (CIOA) specifies that turnover of HOA governance from the developer to the homeowners shall occur when the Declarant no longer owns 75% of lots. The last action of the Declarant is to appoint a Board of Directors. **Action:** Jay Stoner, Declarant, hereby appoints homeowner members to the Board as follows for the year 2007: John Holloway, Herb Cantor, Steve Tyler, Dee Emmerson, and Jay Stoner.

Budget (attached): The 2007 budget was reviewed, and based on actual expenditures year-to-date 2006, ratified by a vote of homeowners. Financial information provided by the past management company, *Faith Property Management*, is currently being studied, including the absence of records on the interest-bearing account.

Irrigation Water Sharing with Vista Grande (agreement attached): Jay Stoner presented an agreement, approved by the Board of Directors, whereby Clydesdale Park HOA will sell excess well water for irrigation with the neighboring Vista Grande HOA. The initial agreement is for one year, at which time it will be reviewed. Income from this agreement will go into reserve funds.

Trash Service: In the past, billings and payments for trash service have gone through the management company. Starting in the next calendar year, individual homeowners will be billed directly by the service provider. The HOA will continue to arrange for trash pick-up by the best and lowest bidder each year.

Pond Maintenance Update: Mill Brothers reported that management of pond levels has improved with experience and with the installation of a timer. Some damage occurred when pumps were dry-stored last winter. One aerator/fountain pump will be replaced by Mill Brothers (at no cost to the HOA) and new light gaskets are being installed for the upcoming summer season. To prevent seal damage from freezing, the aerators will be left in the ponds during the winter.

All About Lakes has been providing CP with water quality evaluation and algae control since 2004. Dan Carlyle reports that improvement is being seen in algae control. Since AAL has experience in pump/aeration systems, it was verbally agreed, between *All About Lakes* and *Mill Brothers*, that AAL would take over pump and aeration maintenance/winterizing, in a manner agreeable to the CP Board of Directors.

Landscaping Update: The drainage problem at the southwest corner of CP has been addressed with a concrete tray installation to move the water off CP property. Jay reported that a meeting is upcoming to resolve drainage issues on the east side where the sidewalk through the green space is often flooded.

Patio Home Services: In order to address concerns with yard care and snow removal for Lots 1-33 (patio homes), John asked that complaints and suggestions be directed to him.

Committees: John announced that a Newsletter Committee has met and published the first volume of a quarterly newsletter for CP residents. Other committees will be formed to assist the Board of Directors in managing various aspects of the community; e.g., landscaping, pond maintenance, architectural review, social events, etc. Sign-up sheets were distributed to give homeowners a chance to volunteer in areas of expertise or interest.

The meeting was adjourned at 9:00pm.