

RIDGEPOINT AT BEAR CREEK
MINUTES
ANNUAL HOA MEETING AND BUDGET RATIFICATION

Wednesday, November 17, 2010

St. Joseph Episcopal Church
11202 West Jewell Ave.
Lakewood, CO 80227

The meeting was called to order at 7:05pm. Owner participation, by lot number, is found at the bottom of this page.

Proof of Notice was verified and the minutes of the prior annual meeting were approved.

At the request of the Board, Jana Purdy made a brief presentation of the association by-laws regarding the annual meeting quorum. In accordance with the by-laws, those in attendance voted to continue the meeting despite a shortfall in the prescribed quorum.

The election for the ending Director's term of office was conducted. Jana Purdy was nominated prior to the meeting, there were no nominations from the floor and Jana was elected with a majority of the votes. She will take office in January 2011.

Financial results through October 2010 were reviewed. For the year to date:

	Budget	Actual	Difference from Budget
Inflow (association dues)	\$ 59,500	\$ 59,900	\$ 400
Expense	\$ 43,740	\$ 40,232	-\$ 3,508

Cash account balances were:

Operating Cash: \$33,152

Capital Reserves: \$59,888

The 2011 budget was reviewed and approved. The budget keeps association dues at the current rate, yielding inflow of \$59,500 and expenses of \$50,343. The key change from 2010 is an increase of budgeted funds to \$23,100 for common area work to include grounds maintenance, erosion control, fertilization, weed/insect control and sprinkler system repairs. Ron Servis provided a brief overview of grounds work projected from the balance of this year through 2011, reported CSU Professor Beck will attend the January HOA meeting to speak on weed control, and previewed the concept of homeowner volunteer days for 2011 common area work.

Plans for Christmas caroling and 2011 family neighborhood activities were discussed. A complete calendar was included in a recent news letter.

The meeting was adjourned at 8:00 pm.

Amy Alonzo
President

Ronald W. Servis
Vice President

Wendy Raffaeli
Secretary/Treasurer

Participation by lot number:

Proxy	2,16,31,50,51,54,63
Meeting Attendance	1,5,8,10,11,13,15,17,18,20,21,26,36,37,42,44,45,55,57,61,68,74,76,85

