

**Apple Ridge HOA 2014 Annual Meeting**  
**26 April 2014, 9:30-11:30am**  
**Restoration Church, 9355 Peaceful Valley Rd, Colorado Springs, CO 80925**

**MINUTES**

1. Sign-in, delivery of proxies to Secretary
2. 9:35 am – Call to order by President
  - a. 14 of 24 property owners present
  - b. 3 proxies
  - c. 17 of 24 property owners represented
3. 9:40 am – Introductions led by President
  - a. 4 of 4 HOA Board Members present
  - b. Introduction of new residents & established residents
4. 9:50 am – Financial Status and Reports delivered by Treasure
  - a. 2013 income statement was reviewed – no questions/comments
  - b. 2013 balance sheet was reviewed – no questions/comments
  - c. 2013 bank reconciliation was reviewed – no questions/comments
  - d. 2014 proposed annual budget was reviewed – no questions/comments
    - i. Budget unanimously approved.
  - e. The Treasure discussed money from annual dues has been saved over several years to created a more aesthetic entrance; however, with the re-establishment of the golf course the project is on hold to see if the developer will be willing to contributed to the project. City Council has approved a 9 hole golf course opening in the Fall of 2015 with the intent to expand to 18 holes in April of 2016. As of now thistle and mosquito control around the lake has been addressed.
  - f. It was clarified by Treasure for newer residents the \$10,000 in CD was inherited and agreed upon to invest for future development projects.
  - g. The 2014 Annual Assessment of \$200 will be send to residents in the near future with the understanding of a 30 day response time.
5. 10:09 am – Architectural Control Committee report delivered by Vice-President
  - a. Unresolved delinquencies
    - i. All outstanding notices have been addressed or will be addressed in the early summer. No current pending notices.
  - b. Tumbleweed pile at entrance was discussed as a possible fire hazard; one resident stated once all the ditches have been cleared of tumbleweeds the piles should be picked up.
  - c. It was recommended the multiple/out of use satellite dishes on properties be removed.

- d. It was discussed the cracks and pot holes have been filled around Appletree Loop and along Peaceful Valley.
  - e. Resident 7065 had a question on the enforcement of compliance issues, more specifically how was it determined notices would be issued. Her concern was there are several “minor” violations that don’t seem to be addressed, but “larger” issues are, and when is compliance “recommended” versus letter of compliance issued.
    - i. The Vice-President explained it is more stages of notices verses large or small issues. The HOA board starts informally by discussing issues with homeowners as a first step and becomes more formal when the issue is not resolved. The Vice-President and President will periodically walk the neighborhood noting compliance issues, and will address issues brought to them by residents. The President stated a more defined process, disclosed to homeowners, needs to be developed in case of litigation, and the best action for residents to take is to discuss property modifications with the Board before pursuing.
    - ii. It was also discussed to review/updated covenants.
      - 1. Resident 7065 volunteered to be a part of this task; the Treasure asked if a change to the covenants. needs to be filed with the state. Resident 7073 claimed if 75% of homeowners agree to changes then it does not need to go through the state. Resident 7097 asked if the history of the HOA and other HOA information is available on a website. The President responded there is some information available and that site link would be published in the next newsletter. The President gave the timeline of the next annual meeting to vote on changes to the covenants, and asked for volunteers to form a committee to survey residents and review the covenants. Residents 7065, 7089, 7097 and 7073 volunteered for this task.
      - 2. Resident 7097 discussed the trash/tumbleweeds that build up around cars parked on the streets, and about vehicles parked near the entrance preventing emergency vehicles access in case of an emergency. The Vice-President stated this issue has been discussed with homeowners and they were addressing the issue.
- 6. 10:45am – Neighborhood Watch led by Resident 7153
    - a. Issues with distinction of Appletree Loop location for emergency response have been addressed. Emergency calls will be directed to the City of Fountain.
  - 7. 10:50 am – Community Interest Discussions led by President
    - a. It was proposed to combine the community picnic with a neighborhood watch update and an updated on the golf course. It was discussed for a Saturday in June

- or possible a weekday evening in early June. Resident 7089 volunteered to organize the community picnic
- b. Updates on the golf course were discussed. It was discussed a Recreation District would be formed to help gather more community interested and a bond/mil levy will have to be voted on by the public.
  - c. Slow internet issues were discussed; many residents are frustrated with the lack of concern from Century Link and lack of competitive options.
8. 11:10 am – Open Discussion on agenda items submitted to HOA
- a. Homes along Rolling Ridge have expressed interest in joining the Apple Ridge HOA. The President discussed this could be accomplished by creating a master HOA. Residents expressed little interest in this process.
9. 11:15 am – Board Elections for President and Vice-President
- a. No nominations were submitted.
  - b. Resident 7129 was nominated for Vice-President by Resident 7065 and seconded by Resident 7057.
    - i. Unanimously passed.
  - c. Resident 7130 was nominated for President by Resident 7065 and seconded by Resident 7065.
    - i. Unanimously passed.
10. 11:17 am – Meeting Adjourned

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**Approved:**

  
Thomas P. Swaim, President

Dwight Jones, Vice-President

  
Don Freeman, Treasurer

  
Addie Arnell, Secretary