

Apple Ridge Subdivision HOA
Annual General Membership Meeting
Saturday April 22, 2017

10:00 – meeting called to order, delivery of proxies, review of proxies

Quorum established - 25 total homes: 16 present and signed in, 2 homeowners (7121 & 7145) signed proxy; total 18/25 owners represented.

10:06 – financial status and reports – Treasurer

- Income statement – 25 out of 25 homes are current
- No questions on the income statement
- Questions from resident 7058: Did we have to open the ENT CD or could we have a better interest rate (at UMB)?
 - Treasurer asked the bank, but could not get a good answer, he went ahead with the 1 yr CD.
- Proposed budget for 2017
 - Two options \$200 versus \$150 per household. Income of \$5000 versus \$3750.
- Entrance Light
 - Questions from resident 7073: why can't we get rid of the entrance light? Why are we responsible for the expense when it is not in our neighborhood?
 - Motion: all in favor of pursuing removing the light at the entrance.
 - Further discussion: Resident 7089 mentioned the need for the light with students waiting for the bus; Safety & Security; Fountain had a requirement for the developer to install the light
 - Based on subsequent discussion, the Board will look into options, understanding the intent of the vote is to eliminate the electric bill, not the light.

10:24 Capital Improvement discussion

- Entrance project – initial thoughts
 - Stucco walls – routine maintenance
 - Continuous sidewalk
 - Resident 7058 asked about cost – initial phase now, will need to determine plan before moving forward
 - Signage
 - Resident 7058 asked about amount in capital reserve – around \$33,000
 - Timeline completion of Fall of 2018, estimate \$25,000-\$30,000.
- Motion: move forward with the entrance project – all in favor, no opposed
- Committee: Resident 7073 agreed to join a committee along with newly elected VP.

10:35 Discussion on changing assessment from \$200 to \$150

- Concerns – nothing has been done with money, want to see the money go to use
- Motion to continue to keep assessment at \$200 with the idea of using the money and not sitting on it – all in favor, no opposed

10:37 Capital Improvement discussion

- Community bulletin board
 - Approximately about \$1200
 - Resident 7073: electronic age, relatively low cost
 - Resident 7058: easier to have it sent electronically
 - Resident 7089: would rather spend the money on the sidewalk
- Motion: to table the bulletin board project – all in favor, no opposed

10:47 – Budget, and annual assessment of \$200 with due date of June 1, 2017 was approved by quorum.

10:05 – Discussion on the road construction around the area – changes to Marksheffel and Mesa Ridge Parkway. Resident 7048, 7073 and 7057 shared information they know about the projects.

10:50 – Community Interest Discussion

- Street repairs
 - Sink hole at the entrance has been reported and a ticket was opened with the city. New Fountain Street Superintendent (Chris McDonald) has inspected and spoken with Tom Swaim and Paul Zani.
 - There is a sense of urgency, but will not be addressed right away.
 - Quick fix – concrete (or patch) the hole
 - Larger fix – remove pavement, fix the issue permanently and then repave (hopefully with take place this summer)
 - VP also opened a ticket on the pot holes along Rolling Ridge
 - Resident 7058 asked about the bridge with flooding issues – nothing right now, too expensive and waiting for a developer coming in
- Sidewalk repair
 - A homeowner responsibility
 - Resident 7073 suggest combining the sidewalk repair with the entrance project to save on concrete cost. Timeline of entrance project does not meet urgency of sidewalk repairs.
 - Resident 7089 says sidewalks are a community thing and should be funded by the community
 - Motion: to take the \$1200 that would have been spent on bulletin board – all in favor, no opposed
 - Resident 7065 mentions the need for concrete removal. Several offers for use of trailers were made.
- Resident 7058 anything over cost of \$1200 be at the cost of the homeowners

11:06 Voices from the community discussion

- Speeding in neighborhood
 - More children in the neighborhood
 - 25mph (Fountain law does not require posting, but it is posted near entrance)
- Dogs
 - Excessive barking
 - Leash laws
 - Resident 7058 asked about leash laws on personal property
 - Resident 7065 asked if homeowners with un-leashed dogs been approached
 - Resident 7081 agrees to be neighborly and approach neighbors with barking dogs/un-leashed dogs
 - Resident 7025 has issues with a gray cat
- Yard and street clutter
 - Basketball hoops (Fountain –not in streets, but not monitored on properties)
 - Yard clutter: things out front but not necessarily serving a purpose
 - Lawn maintenance and weed control: board has been in contact out of town owners with renters; serious dandelion problem this year needs attention by all, some are not using weed control
- Annual picnic
 - Resident 7073 agreed to take on the annual picnic
 - Motion: for first weekend of September – all in agreement, no opposed
- Fire mitigation
 - Weeds/debris outside of fence accumulating increasing the fire chance
 - First week in May cleaning the debris out from behind the fences
 - Resident 7058 offered help – he has a riding mower available

11:25 Lorson Ranch Research

- LR asked to re-zone the area east of Marksheffel and west of Jimmy Camp creek
- 244 new platted homes in 106 areas
 - 13 acres for commercial
 - 5 acres for high density residential
- Took away community center, 3 parks consolidated into 1 smaller one
- A lot of the areas is unusable because of Jimmy Camp Creek
- No platting directly behind the north side of the loop

11:33 Extension of Mesa Ridge Parkway

- Prepped for development to Marksheffel
- Not sure when it will be developed. A bridge for the parkway within the development to the West is complete
- James Irwin Charter Academy has been approved to open next year in Lorson Ranch

11:30 Golf Course

- Nothing is really planned or even discussed with reviving the Golf Course
- Open Space would be beneficial to the community
- Resident 7153 asked about the van and white trailer seen at the Club House
- Resident 7169 reported it was to make the club house more secure

11:42 Board Elections

- President and Vice-President are open
- Resident 7129 was nominated, seconded and approved – all in favor, no opposed
- Resident 7130 to remain as President – all in favor, no opposed

11:44 – Meeting adjourned

Approved:

Tom Swaim, President
Don Freeman, Treasurer
Addie Arnell, Secretary