

Apple Ridge Subdivision HOA
Annual General Membership Meeting
Saturday April 14, 2018

10:07 – meeting called to order, delivery of proxies, review of proxies, introductions

Quorum established - 25 total home: 13 present and signed in, 2 homeowners signed proxy

10:12 – financial status and reports – Treasurer

- Income statement 2017– 25 out of 25 homes are current on dues
 - No questions on the income statement for 2017
- Review of 2017 balance sheet
 - No questions on the balance sheet for 2017
- Bank reconciliation for 2017
 - No questions on the bank reconciliation
- Proposed budget for 2018
 - No questions on the proposed budget for 2018
- Motion by resident 7034 and second by resident 7057
 - Motion to approve carried by quorum

10:23 Architectural Control Committee

- Entrance project –
 - The HOA continues to defer this project as the plans with the golf course evolve
 - President suggested to complete a small-scale project this summer and will wait on the sale of the golf course.
 - Resident 7025 volunteered to be on the committee along with the vice-president.
 - Suggestions: weed control, erosion
- Covenants –
 - Word document is posted on the HOA website with discussed revision to the covenants. 60 days the document will be posted until recorded with the County Clerk.
 - Resident 7034 asked for the highlights. President discussed the changes to the fencing material and RV coverage.
- Areas for attention –
 - Weed control at residences' and along the cracks in the sidewalks/road.
 - Wasps are already out and about. President suggested

addressing the issue early before they become a larger issue.

- Resident 7057 said they worked with a contracting company to work on the wasp/spider issue and have seen a dramatic change. Said it cost \$100 a quarter.
- Resident 7025 said there were large wasp nests in a pole behind their house. The pole belongs to Mt. View Electric.
- Keeping garages closed when not actively working in yard/garage. Closed garages is part of the covenants, a security measure and keeps animals out.

10:36 Neighborhood Watch Discussion

- Not much activity with the Neighborhood Watch.
- Most agree there has not been a large need and residents are good at looking out around the neighborhood.
- Resident 7026 state with the new development behind the neighborhood and it is much easier to get between the two.
- Watching for children at play – president reminded to watch for the children playing around the neighborhood.

10:41 Community Interest Discussion

- Golf Course updates
 - Closing of the golf course has been delayed to May 1st.
 - There were issues with the water rights, but City of Fountain seems to be working the new buyers.
 - Goal is to have 13 holes open and looking at purchasing the remaining 5 holes the south side of Peaceful Valley road.
 - The hope is the golf course will be playable in 2019.
 - According to the treasure, his discussions with those involved with the golf course is the management of the Jimmy Camp Creek crossing.
 - Resident 7057 asked if the housing development around the golf course still being discussed. According to the president – yes the infrastructure is there for patio homes.
 - Resident 7057 clarified the history of the number of holes of the previous golf course.
 - Resident 7137 stated the concrete blocks by the Jimmy Camp Creek crossing was a previous idea to fix the drainage issues.
 - Resident 7089 said the city of Fountain should be looking at this crossing as potential safety issue and not a golf course issue.
 - Resident 7129 asked how often it floods through there. It can be a couple times of year depending on the rain amount.
- Sidewalk project last summer – recognition of Jack Andrews for his work
 - It cost the HOA \$0 between his work and the donated labor.

- The board purchased a \$150 Lowe's gift card as a thank you.
- Electric service and street light
 - There are talks of the City of Fountain taking over the electric utilities from Mt. View.
 - President suggests we push to have the City of Fountain to take over the responsibilities.
- Snakes and skunks coming out more
 - Watch pets
 - Resident 7073 said to let him know if a snake is seen because bull snakes are good for the area (versus a rattlesnake)
 - Resident 7015 and 7026 said they have seen the skunks out in the morning.
- Annual Picnic
 - Question: is this something we want to continue? It is a lot of work, with little turn out.
 - Resident 7169 said last year a lot of work went to getting firetrucks, police cars, etc. out to the picnic and 6 people showed up.
 - Resident 7130 said having it during the weekends are hard for people, especially with those with kids in activities.
 - Resident 7026 said we did try last year, but the weather was a problem.
 - All approve motion to hold the annual picnic the first Friday in August around 6pm.
- Aeration Activity
 - Last year an aerator was rented, and the cost was split among those wanting to use it.
 - Resident 7049 did the labor last year and resident 7025 rented the machine
 - Resident 7025 will rent one again two weeks of today (4/28)

11:12 – Open Discussion

- Resident 7025 said she is aware of a situation where someone received an anonymous letter of complaint. The resident is aware of 4 different times this has occurred, and it is an inappropriate method of addressing concerns.
 - Board was not aware of this and the board takes the approach of addressing issues informally and directly.
 - Vice president said to address all issues to her and so the board can address this issue.

11:16 – Board Elections

- Resident 7073 moved to keep the remaining board, resident 7034 seconded the motion
- Motion passed unanimously.

11:17 – Addendum from the treasurer

- 2017 taxes have been filed

11:18 – meeting adjourned

Minutes Approved

Thomas P. Swaim, President

Apple Ridge HOA

**APPLE RIDGE HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE YEAR ENDED, DECEMBER 31, 2017**

REVENUE:

Member Assessments 25 X \$200	\$5,000.00
--------------------------------------	-------------------

TOTAL REVENUE	\$5,000.00
----------------------	-------------------

EXPENSES:

Mt. View Electric Association	\$165.00
Members Liability Insurance	500.00
Board of Directors Liab. Ins	803.00
Annual Meeting Rent	75.00
Copying	23.27
State License	60.00
Flowers	59.48

TOTAL EXPENSES	\$1,685.75
INCOME FROM OPERATIONS	\$3,314.25

OTHER FUNDS AVAILABLE:

SAVINGS ACCOUNT (ENT)	\$162.43
------------------------------	-----------------

Interest Eearned \$11.18

NET MONIES AVAILABLE	\$3,476.68
-----------------------------	-------------------

**APPLE RIDGE HOMEOWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2017**

ASSETS

CURRENT ASSETS:

CASH	\$13,318.02	
SAVINGS	162.43	\$13,480.45

LONG TERM ASSETS:

1 YR. .900% RENEWED 11/28/17	\$10,000.00	
INTEREST	98.82	\$10,098.82
2 YR. 1.21% 1/30/17	13250.00	
INTEREST	147.10	\$13,397.10

TOTAL ASSETS	\$36,976.37
---------------------	--------------------

LIABILITIES AND STOCKHOLDER EQUITY

LIABILITIES	0
--------------------	----------

STOCKHOLDER EQUITY

CURRENT ASSETS	13480.45
LONG TERM ASSETS	23495.92
TOTAL LIABILITIES AND STOCKHOLDER EQUITY	\$36,976.37

APPLE RIDGE HOMEOWNERS ASSOCIATION

BANK RECONCILIATION

DECEMBER 31, 2017

Bank Statement Balance December 31, 2016	\$10,003.77
Deposits for 2017	5000.00
	\$15,003.77
EXPENSES FOR 2017	1685.02
ADJUSTED BANK BALANCE DECEMBER 31, 2017	\$13,318.02
CHECKBOOK BALANCE DECEMBER 31, 2017	\$10,003.77

DEPOSITS:

April	800.00	
May	600.00	
June	3200.00	
August	400.00	
TOTAL DEPOSITS		\$5,000.00
		\$15,003.77

EXPENSES:

Mt. View Electric	\$165.00
Restoration Church Rental	75.00
Staples—Copying	23.27
State License	60.00
BOD Liability Insurance	803.00
Members Liability Insurance	500.00
Platte Floral—Flowers	59.48

TOTAL EXPENSES **\$1,685.75**

ADJUSTED BANK BALANCE **\$13,318.02**

**APPLE RIDGE HOMEOWNERS ASSOCIATION
PROPOSED BUDGET 2018**

INCOME:

ASSESSED @\$200 X 25 PROPERTIES	\$5,000.00
--	-------------------

EXPENSES:

ADMINISTRATIVE:

PRINTING, COPYING, STAMPS, EVELOPES	100.00
NEWSLETTER INK AND PAPER	60.00
ANNUAL MEETING RENT	75.00
STATE LICENSE	60.00
ANNUAL PICNIC	100.00

INSURANCE:

HOA MEMBERS LIABILITY INSURANCE	
\$500 + 10%	550.00
BOD LIABILITY INSURANCE	
\$803 + 10%	883.00

UTILITIES:

MOUNTAIN VIEW ELECTRIC ASSOCIATION	168.00
---	---------------

TOTAL EXPENSES:	<u>\$1,996.00</u>
------------------------	--------------------------

NET OPERATING INCOME	<u>\$3,004.00</u>
-----------------------------	--------------------------

INTEREST EARNED ON 2 CD'S	EST	\$175.00
NOT AVAILABLE UNLESS CD MATURES OR CD'S ARE CLOSED OUT		