

Golden Meadows Homeowners Association
Board of Directors Meeting
January 6, 2009

The meeting was called to order at 7:04 pm at the office of Vision Financial Group, 1336 Oakridge Drive, Fort Collins, Colorado. A quorum was established. Board members present included Greg Anderson, David Peugh, Dawn Gould, Tim Kerbs, and Mel Pickrell. Sherry Jefcoat was present from Legend Property Management & Real Estate Services, LLC.

The minutes from the previous board of directors' meetings held on December 2, 2008 were reviewed. A motion was made to approve the minutes as submitted. A second was provided and the motion passed.

HOMEOWNER CONCERNS

Greg stated he had sent a covenant violation letter to a homeowner regarding the inappropriate storage of their camper with a \$25.00 fine. He will follow up with a second letter and fine if the camper is not removed this week.

OLD BUSINESS

Greg presented a draft of the proposed amendment for filing 2. Each filing will have their own amendment, titled as such. Important points of the amendment are that assessments will be mandatory; all current owners in the Association will be assessed \$30.00/annually, with no increase for as long as they own the residence, and that any sold residence will be assessed \$40.00/annually, with the potential to increase should the budget dictate so.

Greg will contact Mr. Brandes to make sure that he has amendments for each filing, as well as the correct number of the amendment for each filing and the correct approval rating.

Following the completion of the amendment for filing 2, the Board will recruit other homeowners to help out in canvassing the neighborhood for signatures for approval.

Greg presented a copy of the statement for 2009 assessments that he will send out as well as a questionnaire for the member directory. The mailing will include a self-addressed envelope to help with the collection of assessments. Members not wanting to be listed in the directory do not need to return the questionnaire with their payments.

Sherry will provide mailing labels for the residents to Greg to help with the mailing.

NEW BUSINESS

The Annual Meeting was briefly discussed, with Tim stating that he would like to remain on the Board should an election need to be held. It was also noted that a newsletter will go out with official notice at the time of mailing.

A sprinkler winterization bill was discussed, with an amount billed for 2006 and 2008. Greg will check with Perry Scott to further clarify the charges.

The next board of directors meeting was scheduled for Tuesday, February 3, 2009 at 7:00 pm. It will be held at the office of Vision Financial Group, 1336 Oakridge Drive, Fort Collins, Colorado.

With no further business to conduct, the meeting was adjourned at 7:47 pm.

Respectfully submitted,

Sherry Jefcoat, Legend Property Management &
Real Estate Services, LLC