

Apple Glen Homeowners Association

Annual Meeting Minutes

October 11, 2022

Meeting called to order at 6:16 PM

Introduction of the Board of Directors:

President: Julie Adams
Vice President: Jeff Cox
Secretary: Jac Anderson

Members present: Erik Borschel, Bob & Cathy Hedlund, Vince Grasso, Paul & Carol McCahon, Michele Urban, Jean Dennison, Tammy Hewitt, Jacqueline Anderson, Jeff Cox, Michael Hughes, Steve Harrington & Virginia Bezerra, Aaron Berg & Rosario Tafoya, Luis Dominguez, Randy Watts, Mark Wilkins, Jon Sorenson, Kelly Rienks, Nancy Bemis, and Rod & Julie Adams.

2 proxy was received. 21 properties represented. Quorum was achieved.

Introduction of Heritage Team:

Barbara Butzen & Sarah Aragon

Julie Adams extended a very big thank you to those individuals that assisted with issues over the summer months. Terry & Conner Ruckman with the irrigation, Ron Davis with the irrigation as well as all others that lent a hand with HOA issues. It was also noted that the block party was quite successful, and all are looking forward to next years events.

Unfinished Business

- None as this is the first Annual Meeting.

New Business:

Irrigation System

- The irrigation system has been an issue this summer.
- A lock was placed on the pumphouse, and the control panel was reprogrammed, this has alleviated most of the problems with the system.
- A disclosure was sent out concerning trees planted in the 10' easement that runs along the backside of the property for irrigation. This may present a problem in the future with tree roots. Homeowners will be responsible for any damage incurred.

Back up Pump

- Discussion on obtaining a backup pump for the irrigation system. Pump cost at this time is between \$5000 and \$6000 however, that cost could rise with demand.

Apple Glen Entrance sign

- Not required. Several options were explored with alternative construction materials used. Discussion on maintaining the sign and costs involved. Depending on material used, cost could vary from \$2500 to upwards of \$8000.
- Those in attendance chose to forego the entrance sign at this time. Will revisit again in the future.

Reserve Plans for HOA

Apple Glen Homeowners Association

Annual Meeting Minutes

October 11, 2022

- Discussion regarding the importance of a reserve fund and why it's necessary to maintain.
- A Reserve fund may alleviate the need for Special Assessments for repair or replacement of Capital Improvements.
- A reserve fund is also required by CCIOA 38-33.3-209.5 (VI)

Message Board

- Discussion on installing a message board in the general vicinity of the mailbox.
- Costly to purchase and who would maintain.
- Not a priority at this time, will be revisited in the future.

Communication Preferences & Email Addresses

- Due to restrictions HPM must follow, a distribution list is not available to the homeowners.
- HPM will continue to send mass emails for updates and notifications.
- A Board member will be sending out a survey to homeowners to poll for the best course of communication within the HOA. Which method is preferred, ie: emails.

Violation Fee Schedule

- House Bill 22-1137 has altered the structure of violation fines. CC& R violations that go unaddressed will be subject to fines levied against the property.

Proposed Budget 2022- 2023 Approved M/S/C 0 opposed

Motion to raise dues to \$450 for the 2023 year to address a year end deficit. Approved M/S/C 0 opposed

Nomination and Election of Board Members:

- No vacant seats until 2023

Meeting adjourned at 7:21 PM

Minutes taken by
Sarah Aragon
Heritage Property Management