

# Apple Glen Homeowners Association

## Annual Meeting Minutes

October 10, 2023

Meeting called to order at 6:01 PM

Introduction of the Board of Directors:

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

Members present: Rod & Julie Adams, Cory & Jacqueline Anderson, Nancy Bemis, Aaron Berg & Rosario Tafoya, Erik Borschel, Paul & Carol McCahon, Michele Urban, Jeff Cox, Luis Dominguez, Michael Hughes, Randy Watts, Mark Wilkins, Cody & Capri Wright.

5 proxies were received. 19 properties represented. Quorum was not achieved.

Introduction of Heritage Team:

Barbara Butzen & Briana Molinari (Absent)

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 and Jeff Cox with the irrigation as well as all others that lent a hand with HOA issues.

2022 Annual Meeting minutes were approved. M/S/C 0 opposed.

Unfinished Business

- Reserve Fund is necessary on several levels. Mortgage Companies and Insurance Companies are exploring reserve fund balances to determine whether the account has adequate funds to cover Capital Improvement expenses.
- Irrigation system is biggest expense in HOA. A new pump could cost as much as \$20,000.00.
- Irrigation issues or concerns need to be reported to Heritage Property Management.
- Watering schedule is very helpful and will continue to be utilized for future irrigation seasons.
- Landscape Center will be utilized again for the 2024 landscape season.
- Annual shut down / sprinkler blow outs will be handled the same as last year. Emails detailing instructions will be sent out as the information is received.

New Business:

- Violation Fine Schedule was explained along with the fine structure. The first infraction receives a courtesy letter outlining violation with governing document attachment. Second violation letter carries a \$50.00 fine, and the third violation letter carries a \$100.00 fine.
- Most common offenses are trash cans being visible, RV/campers parked on the street or in the driveway and weed issues.
- HPM will continue to do site inspections monthly.

Proposed Budget 2024 discussion.

- The Board has chosen to increase annual dues by 10% to \$495.00 per year, effective 1/1/2024.
- The 2024 proposed budget was not approved as quorum was not met, default back to 2023 Approved budget.

Nomination and Election of Board Members:

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- The floor was opened for nominations for new board members.
- Julie Adams, Jac Anderson, and Jeff Cox all agreed to serve another term on the board.
- Motion to accept the current slate of board members M/S/C 0 opposed.

Meeting adjourned at 6:31 PM

Minutes taken by  
Barbara Butzen  
Heritage Property Management

DRAFT