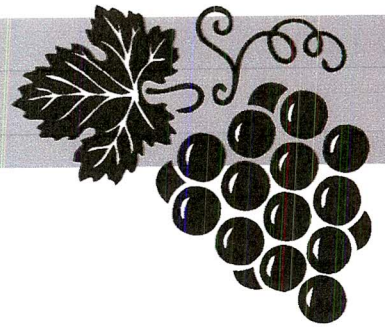


VINTNER'S FARM HOMEOWNER'S ASSOCIATION



HOA MEETING – MINUTES

Meeting Date: April, 2010

Meeting held at Fruita Civic Center – Lion's Room

Attendees: Current Board Members: Barry Bratt, Amy Reed, Gregg Bilger

For a full list of attendees please see sign in sheet.

- ❖ First Order of Business
 - Hand out agenda and 2009 budget and 2010 proposed budget
 - Board asked for proxies
 - 24 Proxies were turned in
 - 27 Members were in attendance

- ❖ Second Order of Business
 - Barry discussed the HOA Covenants that were handed out to each attendee on CD when they signed in
 - February Meeting Minutes were reviewed
 - Minutes were approved.

- ❖ Discussing of the 2010 budget
 - Reviewed monthly bills and explained the costs to the group
 - Reviewed budget line by line with the group
 - Discussed the HOA's reserve account, how much is in the account and the projection for 2010's amount
 - Reviewed with the group our checking account balance and areas that still need to be paid out of that amount:
 - Staining of Subdivision fence and replacing broken pickets
 - Park Area: replacing of trees /grass that did not survive, re-staining benches and gazebos painting hand rail, fix landscaping on St. Croix
 - Play Area: Replacing wood chips

 - 2010 Proposed Budget voted on
 - Budget passed – 2010 HOA DUES: \$201

 - Motion to Approve Budget
 - Budget approved.

 - Ratification of Covenants:
 - On Hold due to lack of attendance

 - Election of NEW board members
 - President: Barry Bratt (returning), Secretary: Amy Reed (returning), Treasurer: Denise Personette (newly elected)
 - ACC: Dane Griffin, Lou Bracket, Brian Dicks

 - Meeting Adjourned
 - *Board met afterward and handled internal business of bills, outstanding dues, and next meeting date*