

VINTNER'S FARM HOA ANNUAL MEETING MINUTES

April 4, 2013

1. Meeting was held in the Lion's Room at the Fruita Civic Center and was called to order at 6:33 pm.

2. Meeting minutes from October 2012 and January 2013 had been posted on neighborhood bulletin boards and the HOA website. A motion was made and passed to approve both sets of minutes.

3. Attendees: Pat & Larry Backes, Joann Christensen, Shiloh & Tom Hendricks, Stephanie Vercimak, Van Capansky, Dave & Cathy Cline, Gregg Bilger, Johnathan Goodman, Carole Sue and Lou Brackett, Jason Hudson, Bill Fitzgerald, Tina Peel, Mary Meyers, and Trevor Lettman. There were 24 proxies received which increased our voting numbers. The number of attendees and proxies was increased from previous meetings due to the work of the board members in contacting homeowners.

4. Budget discussion:

a. Budget report through March 31, 2013 was reviewed. No changes were identified.

b. Proposed Budget for 2013-2014 was reviewed and approved.

c. Assessment fees of \$255 for 2013-2014 were discussed. Calculations of the new budget support this amount. Motion was made by Gregg Bilger and seconded by Mary Meyers to approve this amount. Meeting attendees approved the fee amount.

5. Old Business:

a. Three new benches have been completed and will be delivered next week. Three of the older benches have been moved to the gazebos.

b. Hillside landscaping estimates were reviewed and Timberline's bid was accepted. Work will be completed as soon as possible.

c. There continues to be a concern about the trees dying along the south side of the pond. After discussion it was recommended that Titus look into obtaining different types of bushes that can withstand the alkalinity in the soil.

6. New Business:

a. Election of new board members was accomplished. Pat Backes will remain as President. Stephanie Vercimak will take over as Treasurer and Tina Peel will take over as Secretary.

b. Discussion was held regarding the number of HOA meetings to be held each year. The April annual meeting will continue and only one other

meeting will be held in October.

c. There continues to be some vandalism around the pond area. The question remains as to who controls the common area around the park. Van Capansky volunteered to speak to Fruita city officials about the situation and Lou Brackett will speak with Fruita Parks and Recreation about maintaining the playground. For right now, residents will need to continue to keep an eye on what is going on and let the vandals know we are watching.

d. It was requested that the covenants be reviewed and changes made if needed. Specifically addressed were the shed and TV dish restrictions. Pat Backes stated that a review can be done, but it may be difficult to change the covenants due to the number of votes needed to pass the changes. Any change of covenants or bylaws requires a 67% vote of homeowners, or in number, since we have 90 paid up homes, 61 votes.

e. The Police Department staff would like to do a presentation about a Neighborhood Watch Program. Pat Backes will obtain more information on this before a decision is made to set up a date for the presentation.

7. Meeting was adjourned at 7:36 pm.