

**VINTNER'S FARM
HOMEOWNER'S ASSOCIATION**



HOA Annual Meeting Minutes
April 5, 2012

1. Meeting was held at the Fruita Civic Center - Lion's Room.
2. March 2012 Meeting Minutes were posted on neighborhood bulletin boards and the HOA website.
3. Attendees: Board Members - Officers - Barry Bratt, Shiloh Hendricks, Pat Backes. Please see attendance sheet for additional members.
4. Determination of Quorum: There are 91 property owners, six of which are not current with either dues or fines, leaving 85 possible voting members.
 - a. To conduct the meeting and elect new officers, we need 20% of the possible voting members represented by proxy or present. This equates to 17 voters.
 - b. To ratify the updated covenants we need 67% of voting members present or 57 voters.
 - c. Ratification of updated covenants could not be accomplished as sufficient voters were not present.
5. Budget discussion and ratification:
 - a. Review of 2011-2012 budget:
 - 1) Management company was terminated.
 - 2) Timberline contract was continued. The contract runs from April to March.
 - 3) Late fee percentage was changed from 21% to 10%.
 - b. Budget for 2012-2013 was reviewed.
 - c. Assessment fee of \$264 was unanimously approved and will be continued for this year.
6. Election of Officers was completed and the following individuals were unanimously approved:
 - a. President: Pat Backes.
 - b. Treasurer: Joann Christensen.
 - c. Secretary: Shiloh Hendricks
 - d. ACC Committee: Dane Griffin, Lou Brackett, Brian Dickinson, and Larry Backes.
7. Concerns/Questions:
 - a. Hillside landscaping for the area near the pond was unanimously approved. Cost will be \$1,250 and that amount will come out of the reserve fund.
 - b. New benches were unanimously approved at a cost of no more than \$1,500 and this amount will come out of the reserve fund.
 - c. Homeowner along Corn Maiden Drive requested a six foot fence be erected along the walking/bike path behind her house. President informed the homeowner that according to City Ordinance the fence can only be three feet high.

d. It was noted that numerous street lights were out in the neighborhood. President stated that the HOA would check with Xcel Energy regarding their replacement.

e. Several members noted that water drainage between numerous homes was poor. President stated that there is not anything in the covenants covering this issue.

f. Irrigation water will be available on April 16, 2012. Homeowners should close their irrigation valves by April 13, 2012, so the lines can be pressurized.

8. Meeting dates for 2012-2013 are as follows:

a. First Quarter: July 10, 2012.

b. Second Quarter: October 9, 2012.

c. Third Quarter: January 8, 2013.

d. Fourth Quarter: March 12, 2013.

e. Annual Meeting: April 4, 2013.

9. Meeting was adjourned at 7:45 pm.