

**Pritchard Mesa Estates II Homeowners Association, Inc.**  
**Annual Homeowners Meeting, Saturday, December, 13<sup>th</sup> 2014**

**MINUTES**

**Present:**

Covello  
Jenkins  
Whiteford  
Dennison  
Brennan (2 homes)  
Sims

**Call to order:** The annual meeting of the Pritchard Mesa Estates II Homeowners Association was called to order at 10:12 AM, Justin Whiteford presiding.

**Proof of notice of meeting:** The notice of meeting and proxy was mailed to the address of record to all homeowners on 11/13/2014

**Quorum:** It was established that the required quorum of 25% of members was established by those present and represented by proxy.

Waiver of reading of minutes: Move, second, Approved

Approved as submitted: Move, second, Approved

**President's Report:** VIC President Justin Whiteford gave the President's report and reviewed the business of the last year.

- Pipe break: Cost sharing with Pritchard Mesa I was a "win-win" resolution that fixed the problem affordably.
- Entry signage design progress & coordination w/Pritchard I is nearly complete
- Association web page: <http://yourhoadocs.com/> was reviewed and approved for future use.
- Financial Report and Budget Discussion (Tina Brennan, Sec'y/Treasurer)

**New Business:**

- There is a concern that weeds on vacant properties are not being addressed. The board approved of sending out letters to any member(s) who do not maintain and control the weeds on their property. The board approved of the action, if necessary, of having the weeds removed and then billing the member/property owner.

**Election of the Board of Directors (5 one-year terms)**

- Members: Tina Brennan, Nick Gandola, Justin Whiteford, Sheila Covello, David Jenkins

Move to approve budget as submitted. Second, passed.

These being no other matters to come before the membership, the meeting was adjourned at 11:53 AM.

Moved, seconded adjourned.

Respectfully submitted:

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David Jenkins, Association Secretary