

**Pritchard Mesa Estates II Homeowners Association, Inc.
Annual Homeowners Meeting, Saturday, March 9, 2013**

MINUTES

Present:

Covello
Whiteford
Kronable
Jonely
Dennison
Brennan (2 homes)
Sims

Others present:

Barbara Lucks, CMCA-Effective Membership Services, Inc.-HOA consultant

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 02/09/13.

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

- Signage: Must coordinate with Pritchard Mesa I board. They have had some recent changes in management and board. We have established a very productive relationship with new board. Process should move more quickly now.
- Pipe break: Cost sharing with Pritchard Mesa I was a "win-win" resolution that fixed the problem affordably.
- ACC process was not as efficient as the community needs. Since the community is only half built out, a more transparent and rigorous process is in order. We need dedicated members on the architectural review board. Mr. Sims suggested that the ACC board review and possibly refine landscaping regulations that might prevent problems associated with water restrictions or issues related to view plane or litter. He also suggested the committee consider establishment of architectural application fees to cover anticipated costs.

- There were security and trespassing issues with the Dougherty Court area of the community. This involved parties from outside the community. Pritchard Mesa Board, affected neighbors and Mesa County Sheriff's department worked well on the matter.

By-laws discussion/election of 2013 board:

- Expansion of the board. Suggestion to increase the board from three to five members. Moved, seconded, passed: The nominations are: Tina Brennan, Nick Gandola, Justin Whiteford, Sheila Covello, James Jonely. Move to close nominations, second, passed. Moved that the slate of candidates be elected by acclamation. Second, passed. **MEETING OF THE NEW BOARD:** Wednesday, April 10, 2013. Covello residence. 6:00 PM.
- Compensation of the board and ACC: Conflict between Articles of Incorporation or By-Laws. By-laws prohibit compensation. By laws rule. Group chooses to take no action at this time.

Budget Approval: Move to approve budget as submitted. Second, passed.

Old Business:

- Signage. Discussion to be continued along with Pritchard Mesa I in the spring. Justin Whiteford and Bryan Sims are point people.

New Business:

- Community preparedness, neighborhood watch. Tina Brennan point person.
- Drainage easements: Need to map easements and coordinate with Grand Valley Drainage. Point person to be appointed on 4/10/13.
- Community gathering: Paul Brennan suggested a community gathering so everyone can get to know each other more.

Annual HOA Education:

- Barbara Lucks gave an overview of possible water issues in 2013.
- Barbara Lucks gave an overview of the new document disclosure law and the impact on the board e-mail process.

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

Respectfully submitted:

Sheila Covello, Association Secretary