

Pritchard Mesa Estates II Homeowners Association, Inc.
Special Homeowners Meeting, Saturday, July 14, 2012

MINUTES

Present:

Sheila Covello
Justin Whiteford
Nick Gandola
Terry Retherford
Tina Brennan (2)
David Jenkins
Bryan Sims

Represented by proxy:

Bradley and Lisa Gauen to the Board

Others present:

Barbara Lucks, CMCA-Effective Membership Services-HOA consultant

Call to order: The special meeting of the Pritchard Mesa Estates II Homeowners Association was called to order at 10:08 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 06/14/12.

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

Non-conforming siding: Justin discussed the non-conforming siding on 1027 Pritchard Mesa Court approved in writing by the ACCO on a home under construction.

Mr. Retherford moved that the decision of the ACCO in this case be ratified by the membership with the understanding that that waiver does not establish precedent per the Declaration, Section 7.12. Mr. Whiteford seconded. The motion carried.

Request for building envelope variance: Justin presented a request by the owner of Lot #12 for a 13' variance of the building envelope. The request was made because the approved envelope overlaps a wetland area. The variance request has been approved by Mesa County, Pritchard Mesa (I) HOA and the ACCO.

Mr. Retherford moved that the decision of the ACCO in this case be ratified by the membership with the understanding that that waiver does not establish precedent per the Declaration, Section 7.12, and that all other required documentation and plans be submitted to the ACCO for review and approval. Mr. Simms seconded. The motion carried.

New make-up of the ACCO: The Board appointed Tina Brennan and Bryan Sims to replace Priscilla Studt and Rick Bemis on the ACCO. The Board also engaged further services of Effective Membership Services (Barbara Lucks) to act as a document concierge to facilitate and assist Pritchard Mesa II HOA members and ACCO in assembling and reviewing complete architectural submissions.

Signage/Lighting discussion: Justin re-introduced the discussion of two entry signs for the community, with the design and funding of the sign at the main entry to be coordinated with Pritchard Mesa Estates I. The membership agreed the board should continue to pursue feasibility and design per the discussion at the December 2011 annual meeting (refer to minutes).

Suggested amendment to Section 6.18 of the Declaration: The membership discussed a declaration amendment to permit the use of ATV's for lot maintenance with a supporting rule that limits use to maintenance (during reasonable hours) and not recreation on the property. Those present support the change. Justin will contact association counsel to learn the most resource-effective process to facilitate the change.

Adjournment: There being no further business to come before the membership, the meeting was adjourned at 12:00 PM.

Respectfully submitted:

Sheila Covello, Association Secretary