

**Pritchard Mesa Estates II Homeowners Association, Inc.
Annual Homeowners Meeting, Saturday, December 14, 2013**

MINUTES

Present:

Covello
Whiteford
Brennan (2 homes)
Jenkins
Dennison

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, VP, presiding.

Proof of notice of meeting: The notice of meeting and proxy was mailed to the address of record to all homeowners on 11/25/13.

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

Minutes of prior meeting: It was moved and seconded that the minutes of the prior meeting be waived and the minutes be approved as submitted. The motion carried.

2013 Overview: Justin Whiteford presented an overview

Signage:

- Pritchard Mesa I wishes to have Pritchard Mesa II present preliminary plans
- The members present at the meeting wish lighting on the sign and prefer solar lighting.
- The members present feel they want Pritchard Mesa I to participate in the Dougherty Court. This will need to be negotiated.

Water line repairs:

- There have been several pricey water line repairs. In all cases, the Association has opted to upgrade components to the highest standards.

New Webpage:

- Association documents are available by visiting www.yourhoadocs.com

Community Events:

- The summer block party was well received. There is \$400 in the 2014 budget to provide for two community events.

Financial Report:

- Tina Brennan presented the financial report. No increase in the budget for 2014, but income allocations have been shifted to direct operational savings to reserves.
- Outstanding tax bill on walkway that has not as yet been deeded from developer to Association. Developer is amenable to deeding property to Association. Tina Brennan agrees to continue follow-up until the matter is resolved.

Web page:

- Need to scan plat maps and send to Your HOA Docs

Board election:

Following members self-nominated and seconded for one-year terms.

- Nick Gandola
- Justin Whiteford
- Sheila Covello
- David Jenkins
- Tina Brennan

The slate of candidates was elected by acclamation.

Ongoing matters:

- Non-complying landscaping. Owner was out of the country when landscaper installed product that differed from the approved design. Justin is working with the owner.
- Weeds and non-finished wall matters. Justin is working with the lot owners for resolution.

Homeowner education:

Barbara Lucks presented homeowner education re: New HOA laws enacted in 2014. The Association will need to revise its debt collection policy to comply with new regulations.

Adjournment: The meeting was adjourned at 11:10 AM.