

**Pritchard Mesa Estates II Homeowners Association, Inc.
Annual Homeowners Meeting, Saturday, December 17, 2011**

MINUTES

Present:

Sheila Covello
Justin Whiteford
Nancy Bemis
David Grisso
Bryan Sims

Represented by proxy:

Bradley and Lisa Gauen to the Board
James Jonely to the Board

Others present:

Barbara Lucks, CMCA-Effective Membership Services-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 11/28/11.

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

- We have established an emergency fund and set aside funds for an insurance deductible.
- We addressed an outstanding bill for repair of a major water pipe break.
- We cleared up some outstanding payables to the neighbors, Pritchard Mesa Estates I.
- We have started a reserve fund for long-term water system needs.
- Our new by-laws are completed.
- The nine responsible governance policies required by state law are completed.
- The architectural review committee is established and active.
- A successful declaration amendment has formalized an informal agreement between the developer and the owners of two lots that remain in active agricultural use.
- A problem related to delayed transfer and payment for water shares was resolved.

Budget Discussion: Move, second, approve.

Signage/Lighting discussion: Talking points:

- Preference for dark skies
- Mesa County lighting code
- Safety concerns (school bus stop, etc.)
- Need to coordinate with Pritchard Mesa Estates I
- Preference for stone as a building material
- Signage impact on property values
- Water-wise landscaping plan around any potential sign.
- Need for logo and professional design.

Justin Whiteford and R. Bryan Sims will meet with Pritchard Mesa I to coordinate a design and feedback process for consideration of signage and lighting by the combined Pritchard Mesa communities.

The projected feasibility costs of approximately \$1000 will be covered from the unrestricted fund balance with the intent of presenting a preferred design and likely construction costs at the next annual meeting.

Adjournment: There being no further business to come before the membership, the meeting was adjourned at 11:45 AM.

Respectfully submitted:

Sheila Covello, Association Secretary