

**The Preserve Homeowners Association**  
**Minutes of Annual Meeting**  
February 1, 2011

The 2011 Annual Meeting of the Preserve Homeowners Association was called to order by President Lauri Blanchard at 6:46 PM.

The required quorum (19 lots) to conduct the meeting consisted of the following:

Owners in attendance: Lauri Blanchard, Anna Rickenbach, Eric and Linda Toth, Doug and Valerie Neiman, Mike Black, Greg Kellam, Jeff and Londa Taets, Kim Saad, Art Girten, Phil and Melissa Jones, Barney Barnett and Jayme Gergely.

Signed proxies: Joy Wagner, Ronda Hummel, Ruth Kapushion, Emma Lummis, Judy Ridenour, Connie Salazar, Nancy and Gary Schank.

The minutes of the 2010 Annual Meeting were reviewed.

**Treasurer's Report:** Melissa Jones reported on the budget. We're about \$3,000 under budget for 2010. A few changes were made based upon what we project our needs to be for Preserve Lane Maintenance. The budget was approved.

**Amendment to Bylaws:** The following amendment to Section 1 of Article VI of the bylaws of the PRSV Homeowners Association, Inc., was reviewed and approved:

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held semiannually without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

**ACCO:** Nothing to report.

**Open Discussion:**

Preserve entrance: There was discussion about potential 'improvements' to the main entrance – Mike Black volunteered to solicit bids from several local landscape companies. Ideas are welcome, please submit to Lauri Blanchard at [lblanchard@carlsenresources.com](mailto:lblanchard@carlsenresources.com). \*\*\*Also, thanks to Londa Taets, Barney Barnett, Ralph Hamblin and Tim Blanchard for your help in maintaining the Lane!

Outsourcing of HOA duties: Duties include maintenance of website, bylaws, meeting notices, landscaping and budgets. We are not sure if this will affect

HOA dues or not. There would also be use of a complimentary meeting room. The board is considering Bray and Company.

**Preserve Lane Maintenance Report:** Tree maintenance and minimizing fire hazard was discussed and is the responsibility of each homeowner. If you have questions with regard to how your property fares, please call Kamie Long at 248-7325 at the CSU extension. She is happy to come out and evaluate your property as well as to make suggestions on tree replacement, etc..

**Election of Board of Directors:** The Nominating Committee presented the following slate of nominees for directors for 2011:

President:	Lauri Blanchard
Vice President:	Michael Black
Secretary:	Anna Rickenbach
Treasurer:	Melissa Jones
Director at Large:	Jayne Gergely
Director at Large:	Kim Saad

There were no nominations from the floor. Verbally approved by all attendees, the 2011 Board of Directors was elected as nominated.

**Appointments:** President Blanchard announced the following appointments for 2011:

Architectural Control Committee: Chairman: Ronda Hummel;  
Members: Jayme Gergely, Ralph Hamblin, Anna Rickenbach, Kim Saad, and Rachael Sparrow.

Preserve Lane Maintenance Coordinator: Barney Barnett

**Next Meeting:** The next meeting of the Board of Directors will be on Tuesday, April 12, 2011, at 4:30 PM, at Lauri Blanchard's house. Board meetings are open to all owners. Please send any requests for agenda items to President Lauri Blanchard ([lblanchard@carlсенresources.com](mailto:lblanchard@carlсенresources.com)) at least one week prior to the meeting.

There being no further business, the meeting was adjourned at 7:16 PM.