

The Preserve Homeowners Association
Minutes of Annual Meeting
February 3, 2010

The 2010 Annual Meeting of the Preserve Homeowners Association was called to order by President Lauri Blanchard at 6:40 PM.

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

Owners in attendance: Barney and Tinker Barnett, Michael Black, Tim and Lauri Blanchard, Art Girten, Ralph Hamblin, Phil and Melissa Jones, Kim Saad, Gary and Nancy Schank, Jeff Taets, and Eric and Linda Toth.

Signed proxies: Royce and Janice Carville, Ronda Hummel, Ruth M. Kapushion, Ailsa and Greg Kellam, Emma Lummis, Douglas and Valerie Nieman, Anna Rickenbach, Rachel Sparrow, and Joy Wagner.

The minutes of the 2009 Annual Meeting held on February 3, 2009, were not available for review at the meeting.

Treasurer Melissa Jones presented the actual expenditures for year 2009.

2010 Budget: Michael Black moved that we approve the annual budget proposed for 2010. The motion passed unanimously.

Amendment to Declaration of Covenants, Conditions, and Restrictions: The Board proposed an amendment to Article V, Section 18, of the Declaration of Covenants, Conditions, and Restrictions of The Preserve Subdivision, which would delete the words "and except for ditch or pasture burning in accordance with County requirements and restrictions" from Section 18. Article V, Section 18, as amended, would read as follows":

Section 18. Hazardous Activities. No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property, and no open fires shall be lighted or permitted on any property (including burning of trash or rubbish) except in a contained barbeque unit while attended and in use for cooking purposes or within a safe and well-designed fireplace.

The amendment passed. Written approval of the amendment must be obtained from at least 67 percent of the owners. When that is obtained, the amendment will be recorded in the records of Mesa County.

Preserve Lane Maintenance Report: Barney Barnett reported that we have a weed problem that he hopes to address at the annual work day. The Board hired Alpine Pavement Maintenance, Inc., to repair cracks in Preserve Lane in 2009 at a cost of \$3,000. Ralph Hamblin volunteered to continue to mow along Preserve Lane. Tim Blanchard has also mowed the lane and plowed following the big snowstorm in December. Thanks to both of you for your efforts! President Blanchard reported that we have now contracted with JT's Lawn Service for snow removal from Preserve Lane when the snowfall exceeds 3 inches.

Redlands Water & Power Co.: Barney Barnett volunteered to attend the annual meeting of Redlands Water & Power Co. and vote on behalf of the Preserve Homeowners Association. Redlands Water & Power Co. is asking for an assessment of \$125 per share for 2010. The Preserve has 50 shares. The 2009 assessment was \$120 per share.

Open Discussion:

Tree Removal: Following the fire in The Preserve last March and the assessment of our future fire risk by the fire department and Colorado State Forest Service, the Board hired Nick's Mitigation Service at a cost of \$5,000 to cut the trees back on Preserve Lane to the recommended level. The expense was reimbursed in part by a \$1,750 State Fire Assistance Grant (thanks to the hard work of President Lauri Blanchard). There was discussion of how far to cut trees back along Preserve Lane and whether the tree removal done in 2009 was sufficient. Tim Blanchard reported that, according to his review of the plat, the HOA is responsible for maintaining 50 feet along Preserve Lane (25 feet on each side of the centerline of Preserve Lane). President Blanchard has not been able to find an acceptable tree service to maintain the work, so it is difficult to budget for future tree maintenance expenses.

Preserve Lane Reserve for Paving: Several owners expressed concern about whether we were reserving enough funds for future re-paving of Preserve Lane. Treasurer Jones reported that we have \$36,910.38 in the reserve account as of 12/15/09, with another \$3,500 to be deposited to the reserve account in 2010. The current reserve plan will exceed the estimate we received from Elam Construction in 1999, which estimated future paving costs in 2014 to be \$42,214. Tim Blanchard will obtain a current estimate so we may more accurately reserve the necessary funds. This estimate will include the anticipated date upon which the resurfacing will need to be done, whether a full repaving will be necessary or whether a "chip-seal" would suffice, and the estimated costs of both.

Work day: The Preserve Lane "spring cleaning" work days have been a great success. President Blanchard will plan a workday for April and let everyone know the date.

Preserve entrance: There was discussion about whether we should improve the entrance to The Preserve. Michael Black suggested that we

consider enhancing the entrance to make it look more like a private area. He will make some sketches of possible improvements to consider.

Election of Board of Directors: The Nominating Committee presented the following slate of nominees for directors for 2010:

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. By secret ballot, the 2010 Board of Directors was elected as nominated.

Appointments: President Blanchard announced the following appointments for 2010:

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 6, 2010, at 4:30 PM, in the Community Room of Monument Presbyterian Church, 2020 ½ South Broadway. Board meetings are open to all owners. Please send any requests for agenda items to President Lauri Blanchard (lblanchard@carlsenresources.com) at least one week prior to the meeting.

There being no further business, the meeting was adjourned at 7:30 PM.