

Red Tail Ridge Homeowners Association

640 Belford Avenue, Grand Jct., CO 81501

Annual Meeting

Tuesday, December 17, 2013 @ 5:30pm

1. Call to Order

Gary Parrot Called the Annual Meeting to order at 5:33pm.

2. Roll Call

Garry Parrot

Jami McLennan

Bill Marston

Shirley Moran

Michelle Moran

Attendees: Jim Watson, Lenny and Sandy Pisciotta

3. Approval of Minutes: Thursday, June 20, 2013 (Bi-Annual Meeting)

The Board of Directors reviewed the Minutes from the Bi-Annual Meeting, Thursday, June 20, 2013.

Resolution: Approval of Bi-Annual Meeting Minutes.

Motioned: Shirley Moran

Seconded: Jim Watson

Approved Unanimously

4. Treasurer's Report

Shirley Moran, Treasurer, announced that the Red Tail Ridge Homeowners Association has accumulated \$40,475.63. There is \$32,426.05 in the Capital One Account as of November of 2013.

Resolution: Approval of Treasurer's reports of the Red Tail Ridge's Financial Standings.

Motioned: Jim Watson

Seconded: Garry Parrot

Approved Unanimously

5. Open Issues

A. Ballot Proxies to Achieve Annual Meeting Quorum:

There were 0 Ballots and 9 Proxies Total to Achieve the Annual Meeting Quorum.

1. Election

Shirley Moran is up for re-election pending another 3 year term.
Michelle Moran is up for re-election pending a one year term to stand as an Officer of the Board.

Resolution: Being that there are no nominees from the floor or mail in ballots concerning the 2014 election, the Board and Attendees agree that Shirley Moran will serve another 3 year term as the Treasurer and that Michelle Moran will serve another One Year Terms as Secretary.

Motioned: Gary Parrot
Seconded: Jim Watson

Approved Unanimously

B. 2014 Budget

Resolution: Jami McLennan has presented the Red Tail Ridge Homeowners with a proposed Budget for the 2014 Fiscal Year for approval.

Motioned: Shirley Moran
Seconded: Gary Parrot

Nays: 1 Lenny Pisciotta; Ayes Have It; Approved

C. Landscape Bids

Shirley Moran would like to have each of the bidders to further add in to their bids the costs of: Cutting of Pampas grass, gutter clean out for the detention ponds, weed barrier installation, herbicide use, etc.

Tabled to Next Meeting

D. Landscaping Proposal to the City of Grand Junction

Tabled to Next Meeting

E. Detention Ponds (Irrigation, Tree Installation, Sprinklers, etc.)

Tabled to Next Meeting

6. New Issues

A. Violation/Fine Charges

Jami McLennan will look into what fines the Board may administer to the Homeowners (i.e. 20% every 3, 6, and 9 months) allowable by law.

Tabled to Next Meeting

B. Proposed Meeting Dates for the 2014 Fiscal Year is to be determined at a later date.

Dates will be set via Jami McLennan and Michelle Moran.

7. Adjournment of the Annual Meeting into an Executive Meeting

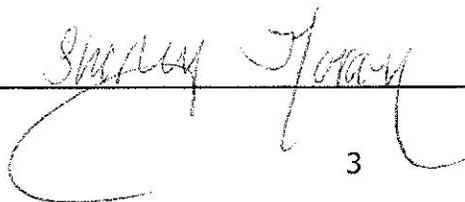
Resolution: There being no further business to come before the Board for the Annual Meeting of December 17, 2013, the meeting will stand adjourned at 6:26pm. Thus, entering into an Executive Meeting

following the dismissal of the meeting attendees: Jim Watson,
Lenny and Sandy Pisciotta.

Motioned: Lenny Pisciotta
Seconded: Gary Parrot

Approved Unanimously

Signature/Date:

A handwritten signature in cursive script, appearing to read "Sandy Pisciotta", written over a horizontal line.

Minutes Written by Michelle Moran