

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
February 16, 2015 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, February 16, 2015. Meeting was called to order at 7:00 pm.

ROLL CALL

Mike Leewaye, President
Rosemarie Hall-Heyduk, Vice President
Pat Beatty, Secretary/Treasurer
Kerry Cantrell- Z&R Property Management

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about light maintenance, the color of window and door frames, the upcoming Phase II landscape enhancement project and the spring landscape clean up.

PREVIOUS MINUTES

- Minutes from January 2015 meeting were reviewed and approved. (M- Beatty, 2nd-Leewaye, passed)

COMMITTEE REPORTS

- Ms. DeBekker reported on her efforts to greet new residents in the community. Ms. Hall-Heyduk reported on the upcoming Neighborhood Watch seminar on March 5, 2014

FINANCE REPORT

Mr. Cantrell reviewed the financials for January 2015. The Association ended the month of January with total assets being \$150,999. The balance consisted of a total of \$100,525 in the Cash Operating Account, in Reserves \$39,949 and Accounts Receivable at \$7,506. The prepaid dues were \$12,585. On the Budget Comparison the Association is \$11,670 under budget for the year in operating expenses. The Reserve allocation for January was made.

MANAGER'S REPORT

- Mr. Cantrell presented the Legal Collections update, the work order report, and the YTD general ledger.

NEW BUSINESS

- The Board reviewed and discussed a draft amendment to the Rules and Regulations to make the feeding of all wildlife a violation. (M-Leewaye, 2nd-Beatty. Passed). Mr. Cantrell will notify all owners and residents of the new rule and post it on the Association website.
- The Board reviewed and discussed a draft letter from the HOA's general counsel to the City of Colorado Springs, requesting repair of the drainage pattern on the west end of the property's roadway to prevent future water intrusion onto the property along Star Ranch Road. The Board approved the letter with one correction. (M-Hall-Heyduk, 2nd- Beatty.)
- The Board reviewed and discussed the end of year tree inspection report from Front Range Arborists. The report mentioned multiple trees that need to be removed, and the Board directed Mr. Cantrell to schedule a walk with FRA in the spring to identify the specific trees.

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UNFINISHED BUSINESS

None

The letters and other correspondence was reviewed and discussed.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 7:45pm. The next meeting will be March 16, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,

Kerry Cantrell
Property Manager