

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
ANNUAL MEETING MINUTES
Saturday, January 14, 2012

The 2011 annual meeting for the Autumn Heights Condominium Owners Association (AHCOA) was held on Saturday, January 14, 2012 at the AHCOA clubhouse. Mr. Jerry Ralston, President, called the meeting to order at 1:00 PM Board membership in attendance included Rosemarie Hall-Heyduk, Treasurer and Melissa Campen, Director at Large. Meeting minutes were taken by Ms. Linnea Mellinger representative of Z&R Property Management as Property Manager for Autumn Heights COA.

The annual meeting required 47 for a quorum, but quorum was not met with a total of 42 homeowners in attendance and proxies presented. Ms. Mellinger verified voter eligibility at the clubhouse door, and verified certification of proxies as well as proof or waiver of notice.

OFFICERS' REPORTS and COMMITTEE REPORTS

Mr. Ralston welcomed all attendees. Drainage concern was reviewed and was determined to put a sump pump at the end of building 4275 to get excessive water away from the building. Video was taken to see if the drainage pipe was inoperable, from what was seen the pipe was clear of debris. Sump pump has helped but there is still a problem.

The Board, some landscape committee members and homeowners walked the property with Greener Grass to review the grounds and the sprinkler system. There are several areas where there are pop ups and regular rotating heads on the same system and because of this the watering is dispersed differently with some areas with more water than others. Another factor for it seeming that there is too much watering being done is that there are several zones that have areas with hills and also flat areas. Greener Grass reviews the system and gauges the amount of water needed for each zone so that hills don't suffer and dry out. It is asked that if anyone sees a broken sprinkler or an excessive amount of water to report it to Z&R Property Management.

Loan for painting is still being reviewed. Homeowner expressed her concern with having a loan and the interest that would be paid. Jerry conveyed concern of having buildings not taken care due to the condition of the siding. If a loan is not an option the Board will walk the buildings that need to be done and determine the worst ones for the next phase of repairs and painting.

Melissa Campen spoke on parking and ensuring that vehicles that are parked in overflow parking to move every 72 hours, there is no parking on the streets for a extended amount of time. Areas where the grass is not growing well will continue to be reviewed. Commercial vehicles are not to be parked on the street or property at all unless in an enclosed garage. Pet waste is still a problem it is hard to determine who's not picking up after their pets but several letters have gone out to residents and some problems are resolved. There have been many community events that have had a great turnout we still encourage more of you to attend. Meet the Board will be on a quarterly basis on a Saturday morning and will be in the newsletter.

Rosemarie talked about the rental amendment is still something that the Board is trying to press on those homeowners who have not approved of the amendment or have not given their vote at all, the importance of being under 50% in rentals to stay FHA approved.

Doc Harris presented a review of various rules and what the Covenants state about the rules and who can make the rules and change the rules, which is the Board. Committees were formed to assist the Board with review, planning, meeting with contractors. Open meetings are meetings where there are no action or votes are made therefore there is no need to supply minutes for these types of meetings. He reviewed the mission statement of Autumn Heights (this can be viewed on the website: www.autumnheightshoa.com)

Dona Harris, the Chair of the Landscape committee gave a review of the work that was done in 2011 on behalf of chairperson for the Landscape Committee, Mary Ann Tabor who had a prior commitment.

The Board had asked the landscape committee to create a procedure to guide residents that wish to add/change in the Autumn Heights grounds. Residents may contact the Board for more information. There was little money to work with since the repairs and painting of the buildings is a higher priority. Landscaping that was done was mulch in the flowerbeds and flowers in the front flower beds, both annual and perennial. Volunteers set up lights that were donated to the Association and for the second time someone has cut the lights. Next year trees will be planted throughout the community and hopefully more added flora in the coming years when funds are available. Larry Potter stated that Diane had reviewed the cost of trees at Homestake Enterprise and Colorado Tree Farm and found that the trees were less expensive. There has been extensive review and Greener Grass is the better price especially since they warranty the trees if one or more dies.

Eileen Graham; chairperson for Hospitality, reviewed the events throughout the year and encouraged owners to participate in future social events. Everyone who attended the various events in 2011 enjoyed themselves. For 2012 there will be 5 different events.

Carol, discussed the future plan for the Clubhouse, the TV was donated by Father Stahl. Anyone who has pictures to donate of Autumn Heights please send photos to Carol. The pool furniture is in need of repairs/replacement. There were several wrought iron chairs that were repaired since they are high quality and hard to find quality like that now.

BUDGET OVERVIEW

Ms. Mellinger briefed members present with an overview of 2011 expenses. All homeowners present were provided with copies of yearend gross operating costs as well as the approved 2012 budget proposal. The overview of the budget and expenditures as of the end of December 2011 balance sheet reported that the Association ended the month of December with total assets of \$72,475.25. The Balance consists of a total of \$1,444.87 in Cash Operating, \$63,316.05 in Reserves, and \$7,714.33 in Accounts Receivables. The Prepaid Dues are at \$7,729.36. On the budget comparison, the Association was under budget for the month of December \$5,346. For the year the Association is over budget \$2,532.

2012 Budget

The 2012 budget was presented by Ms. Mellinger. Linnea provided owners with a breakdown of the Associations costs, this was reviewed in detail to show owners exactly what their monthly dues cover per the set budget. Budget was approved by all owners present.

OPEN FORUM

Front entry was mentioned. Linnea provided the city's number for street repairs. Since 2007 Linnea has been contacting them about the need to repair the entry pan and they do not see it as a priority. The fence around the property was brought up the fence committee has been reviewing different materials but the painting and repairs of the siding needs to be done.

ELECTION OF BOARD MEMBER

The Board of Directors has one position that is up for election. Board appointed Eric Swanson.

APPROVAL OF ANNUAL MEETING MINUTES

Harris moved to approve the 2010 Annual Meeting Minutes; Bader seconded the motion.

ADJOURNMENT

Mr. Ralston adjourned the meeting at 12:15 pm.

Respectfully submitted,
Linnea Mellinger
Linnea Mellinger
Property Manager