

## **AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION MEETING MINUTES**

### **Wednesday, January 3, 2007**

The annual meeting of the Autumn Heights Condominium Association Owners Association (AHCOA) was held on Wednesday, January 3, 2007 at the AHCOA Clubhouse. Claus Weidner, President, called the meeting to order at 6:45pm. Mr. Weidner gave a brief summary of the topics to be discussed and the election of the new Board members. Meeting minutes were taken by interim AHCOA Secretary, Donna Winters.

#### **ROLL CALL**

The roll call taken at the door indicated that seventeen (17) owners were present at the meeting, out of 140 homeowner units. The association bylaws state that 33% of homeowners need to be present to have a quorum. Forty-seven (47) is the minimum number of homeowners who must be present to elect a new board member. In addition, there were designated homeowner representatives with twelve (12) proxies, With a total of thirty-nine (39) votes submitted. Due to low attendance, there was not a quorum; and, due to AHCOA covenants, the board would need to appoint new board members. Everyone present acknowledged they received initial notice of the meeting (which provided incorrect week date), however, several in attendance advised they had not received the reminder notice from Z&R with the correct weekday notice of the meeting. Several in attendance noted that they were annoyed and confused by the initial date error. All attendees were given handouts with agenda topics, financial statements, ballot and visual presentation sheets. (*See agenda on AHCOA website: [autumnheightshoa.com](http://autumnheightshoa.com).)*

#### **OFFICERS' REPORTS**

1. Claus Weidner welcomed all attendees. He expressed appreciation to see those neighbors present taking an interest in the affairs of the association. He continued with an overhead presentation which included an overview of the community, the community history, and previous large expenditures as a condominium association. In addition, the presentation included an overview of the 2007 budget, short and long-term goals, discussion of miscellaneous issues, and necessary requirement to elect officers to fill the two vacant positions on the board. (*See Powerpoint presentation on AHCOA website: [autumnheightshoa.com](http://autumnheightshoa.com).)*

2. Mr. Weidner addressed the budget issue regarding the reserve account, highlighting the need during the last calendar year to expend two large major structural repairs in the amount of \$30,000, which left the reserve account dangerously low. An increase in the budget and homeowners dues was necessary to ensure the reserve account would remain liquid. He continued that an undesirable alternative to preserving the reserve accounts would be the need to levy special assessments. Mr. Weidner noted that 2007 monthly homeowners dues in the amount of \$223 was approved by the board and briefed to the community on December 14, 2006. In connection with the determined new monthly dues amount, Mr. Weidner briefed that the amount was decreased from \$230 a month to \$223 a month due to removing the impending Colorado Springs Storm Water Enterprise expense from the monthly dues, that was originally included in the budget. He continued that this yet to be determined amount would be billed directly by the City to every homeowner. This was briefed at the December 14, 2006 Budget meeting.

3. Mr. Weidner presented an overview of the AHCOA organization, including management and supervision, administration, bookkeeping and banking/financial processes, insurance, legal responsibilities, vendor/contractor qualifications, and the enforcement of covenants.

#### **2007 BUDGET OVERVIEW**

A presentation of the 2007 budget was provided including a pie chart and \$317,600 total was broken down into major areas of expenditures. Handouts of the December 2006 balance sheet and budget

comparison cash flow for December were provided to all persons in attendance.

- Long term goals addressed included continued management for long-term financial stability, continued efforts to increase community property values, the continued maintenance of Autumn Heights as a place where people want to live, and continuance to ensure the rigorous enforcement of covenants. Mr. Weidner addressed that the quality of home and environmental maintenance of common ground areas was a requirement by all owners and residents in the community.
- Short term goals included living within the current budget, continuing to retire roof loan, the build up of the depleted reserve account, focus discretionary spending on “curb appeal” items, and continue to promote our strengths with local realtors.

**NEW BUSINESS/ISSUES ADDRESSED:**. Topics addressed based upon homeowners’ comments raised at December 14, 2006, Annual 2007 Budget Meeting:

- **Lawn maintenance.** Issues raised included: lawn turf thinning, weed removal, flower bed maintenance, repair of signposts bent by mowers, down spots broken by lawnmowers, and the disappointing results of the fall clean-up and trimming of trees and shrubbery. Suggestions were made to review how the lawns are cared for. Mr. Weidner commented that the owner of the Bear Creek Lawn Maintenance company would be invited to attend regular February monthly meeting to address some of these concerns. ▼Additional curb appeal issues would also be addressed, including beautification of flower beds.
- **Snow removal.** Questions were raised as to the snow removal issues in Autumn Heights, Devin Smith responded that the equipment used by Bear Creek is not heavy duty enough to handle the amount of snow that fell during the two major snow storms in December 2006. Several homeowners expressed their displeasure at the handling of the snow removal, including legal hazards if snow and ice is not properly removed. ▼Mr. Weidner reassured attendees that this issue would be addressed at the February 2007 monthly meeting.
- **Outdoor lights:** Issues regarding erratic operation of community outdoor lights was addressed. According to Devin Smith, the outdoor lights are affected by photocells which control the on/off operation. Depending on when the natural sun light is focused on the photocells impacts when the lights are turned on or off. If the lights are either off or on - in a continual mode - then the resident should address Z&R with the problem. He also advised that the introduction of high-efficiency light bulbs into the community would continue. The use of high-efficiency outdoor lights instead of shorter life light bulbs, will help keep energy costs down.
- **Pool Access and Use:** Community pool issues were also addressed, including problematic use by nonmembers, lack of control of pool access, access by unaccompanied minors, the need for installation of no smoking sign, change of key and locks, and dissemination of pool use information to all residents. Emergency exit issue from the pool was also addressed. Grace Lynch volunteered to head a subcommittee to oversee the operation and safety of the pool. Jeff Ranta raised issue to investigate the possibility of keeping the hot tub during the winter months, and funding thereof. It was agreed that notices to each homeowner and resident will be provided before the opening of the pool in May 2007.
- **Traffic Speed Control:** Discussion also held on the high volume and speed of traffic within the community. Suggested solutions included increasing size of the signs, reducing allowed speed within

the community, and installing speed bumps. Discussion ensued on the installation of different types of speed bumps, as well as whether inclusion of speed bumps would increase snow removal costs. Response to issue included installing one or two speed bumps and evaluate the results. This response was agreed upon by all in attendance, and will be followed-up by the board. ▼

- **Z&R & AHCOA Community Relations.** Lastly, miscellaneous discussion was held on better treatment of homeowners and better customer service by Z&R Property Management. Devin Smith, Z&R Property Management officer, responded on this issue. In particular, response to comments regarding community satisfaction with snow removal by Bear Creek. Mr. Jeff Ranta suggested reviewing present lawn maintenance/snow removal contract, and if necessary rewrite contract to exclude snow removal, and re-contract with another company for snow removal. Mr. Smith advised that covenants do not address continued removal of snow as experienced in December 2006. Suggestions were made to have Z&R be more proactive in addressing snow removal issues.

## **NEW BUSINESS**

### **Election of Board Members:**

- Introduction of candidates to fill vacant board positions: Treasurer and Secretary.
- Nominations from the floor:
  - **Board Secretary:** Claus Weidner nominated Donna Winters to fill the position as board secretary. Nomination was seconded by Jeff Ranta. The move was carried forward and voted on unanimously to approve Ms. Winters.
  - **Board Treasurer:** Ms. Jamie Ross nominated Mr. Larry Pierce to full fill the term of Mr. Cary Smith as AHCOA Treasurer, which was seconded by Ms. Grace Lynch. Mr. Pierce agreed accept the position, replacing Mr. Smith who resigned Board on 2 January 2007.

### **Approval of 2006 Annual Board Meetings:**

- Ms. Zee DeKraii moved to approve 2006 Annual AHCOA minutes. Jan O'Day seconded the motion. The minutes were voted on and approved. The minutes were voted on and approved as noted.

## **ADJOURNMENT**

The meeting was adjourned at 8:25pm. *In closing, Mr. Weidner addressed need to have more attendance at future meetings.*

Respectfully submitted,  
*Donna B. Winters*  
Donna B. Winters

▼ Indicates Action Items