

Heritage Place HOA

Minutes

July 22, 2010 Board Meeting

Present: Mitch Albert, Ted Conti, Ernest Joas, Charlie Dillon, and Ken Cole, as well as Karrie Ezell and Rick Ezell with AMA. There were three homeowners in attendance.

- The meeting was called to order at 5:05 PM.
- There were three hearings scheduled, however, none attended.
- Ernest Joas motioned to approve the June 17, 2010 minutes with no corrections. Ted Conti seconded the motion. Motion passed by a vote of 3 to 0, as Charlie and Ken abstained.
- Mitch Albert gave his treasurer's report. Financials were reviewed and approved subject to audit.
- The accounts payables were reviewed and checks were signed.
- Ted Conti is to roundup volunteers to help with events.
- The second edition of the new newsletter has been sent out. The September newsletter is to be in homes by September 2nd, in order to provide notice about the Annual Meeting.
- There was one ARC request that was approved.
- Agent was instructed to bill CGG \$200 for the repair work done to fix the irrigation line that was pierced by a wood stake installed by CGG.
- It was noted that Centennial is to slurry seal the streets throughout the community between July 31st and August 7th.
- At the last CenCON meeting it was mentioned that there has been a huge increase in thefts due to open garages. Car theft was also up. The next CenCON meeting is July 26, 2010.
- The Board discussed plantings on areas outside of the HOA fence. No action was taken at this time, only discussion.
- Ted Conti met with 1st Bank regarding transferring HOA bank accounts to one bank. Ted reported that 1st Bank has community involvement and that the HOA was promised that there accounts will have no fees. Ted Conti motioned to move all HOA bank accounts to 1st Bank. Ernest Joas seconded the motion. Motion passed by a vote of 5 to 0.
- An Amendment to Covenants for fencing material was proposed. A sample was drafted and reviewed by the Board. Ted Conti motioned to send the Amendment to the attorneys for approval, not to exceed \$250. Ken Cole seconded the motion. Motion was passed 5 to 0.

- There was a discussion about the upcoming Annual Meeting. This discussion included issues such as different ways to send out meeting notices/proxies. It was decided that notice will be sent out with the fencing materials Amendment to Covenants, via US Postal first class mail.
- It has been determined that there has never been a signed copy of the Associations Bylaws recorded with Arapahoe County. The Board reviewed possible solutions given from the Attorney.
- The next meeting is scheduled for August 19, 2010, 5:00 PM at Heritage Elementary.
- The Board went into Executive Session to review delinquent accounts and violations.
- With there being no further business, Ted Conti motioned to adjourn the meeting. Ernest Joas seconded the motion. The motion passed by a vote of 5 to 0. The meeting was adjourned at 7:30 PM.

These minutes may be posted or distributed prior to Board approval.