

## Heritage Park Homeowners Association Meeting

*Annual Meeting Minutes – January 8, 2011*

*Meeker Middle School Library*

### Call to Order:

It was confirmed that the quorum requirement was met. The meeting was called to order at 10:03 AM. Board members were introduced to the group.

### Minutes

The minutes of the 2010 Annual meeting were distributed and approved as submitted.

### Treasurer's Report

Donna asked Juanita to give an overview of the 2010 Income and Expenses. Juanita distributed a report that reflected the income and expenses collected January through March by CM&M Management as well as April – December by HOA Community Solutions. At year end, the Association has \$2,628.94 to carry forward to the 2011 budget.

The financial report was approved by the members present.

### Year in Review

- There is a new collection policy in place that reduces the initial late fee, but clearly spells out the steps leading up to a lien being recorded against non-paying properties.
- The community policies have also been updated. They should be posted on the web for easy access.
- A new ACC form is also available on the Heritage Park website.
- The Association repaired the irrigation system and added a solar panel on the west entrance which is working very well.
- The walking track in the park was repaved and sealed
- There was a rash of “stolen statuary and yard art” this summer. Likely pranks by kids in the area, but the thefts have subsided.
- Richard Day gave the ACC report. He indicated that overall the community looks great. The biggest problems continue to be:
  - Garbage/recycle cans left out
  - Trailers and campers that exceed the 72 hour rule
  - Painting of homes

### Election

Pam Escamilla graciously volunteered to be nominated to serve on the board of directors. This is a three year commitment. Typically new board members start as Secretary, then move up to Vice President, then President during the three year period. The members present unanimously approved Pam's nomination. Welcome Pam!

## **2011 Operating Budget**

Juanita reviewed the budget being proposed for 2011. This budget is basically a "flat budget" with only a minimal increase (\$ 695.00) over what was spent in 2010. The proposed budget was approved.

The members were asked to vote regarding whether or not the Association should waive the annual audit. There was limited discussion around this point, but most agreed that they were confident that the financial reports/accounting is accurate. While an audit would be very nice to do, the cost of \$2,000.00 was prohibitive. The group voted to waive conducting an audit in 2011 because of the expense involved.

A member asked Juanita Carbaugh (HOA manager) if the dues were comparable to other communities'. She did state that they seemed lower than others and expressed some concern about our reserve account being underfunded. A nominal dues increase of \$25 per year could help build the reserve account.

## **Other Business**

- A suggestion was made to repaint the basketball court markings.
- The memorial bench in memory of Pacita Dee is ready to be installed. Richard Day volunteered to help with its installation, once the location was determined.
- The members were reminded that Heritage Park has a face book page where updates can be posted. This is a good place to post alerts regarding theft, crimes, etc.
- It was suggested that there might be better attendance (and no meeting room rental expense) if the meetings were moved to a weeknight (vs. Saturday morning). The members in attendance approved a motion to change the Annual meeting date to a weeknight.

## **Adjournment:**

Meeting was adjourned at 11:15 AM