

Cedar Park HOA, Inc.  
498 David Court  
Fruita, CO 81521

Annual Meeting Minutes  
Fruita Civic Center  
January 24, 2007 7:00 p.m.

Officers in Attendance: Jana Williams, Yvonne Hall

I. Call to order 7:00 p.m.

- A. There were proxies that were certified. (Have 10)
- B. There were 6 homes represented in person. The total is 17, which is not a quorum.
- C. It was noted that there was proper notice of the meeting and the reading of the prior minutes was dispensed.

II. Reports of Officers:

A. Irrigation: It was noted that the irrigation had several breaks that were repaired this summer. We also repaired some long standing problems. The people who winterized the system said we could look forward to a few more breaks for the spring. We will again need to check the amount of watering on the park.

B. Common Area Update:

1. The parking problem seems to be better since we painted the lines. The city light on James court by the mailbox is out.

2. This winter we have hired out the snow shoveling. It was noted where the ice melt was. Ms. Boies asked about shoveling by the mailbox on Kiefer. It was noted that the association did not cover shoveling for single family residences. The owner on that corner should do that area, though Yvonne said she could keep an eye on it.

3. Some of the fences were stained and more will continue to be done as the association has money.

4. The dumpster areas for the town-homes are a sore spot. There is always trash that does not make it into the bins. Please be sure your trash gets in and pick it up if it does not. Furniture, tires, batteries, etc. are not allowed in the dumpsters. Extra pickups for trash cost \$54.00 each so we want to do this rarely. We will be making repairs to the trash gates. Any help in keeping this area clean is appreciated.

5. We had the town-homes hosed once this summer. Thank you to those of you who do this on your own. We will do it again next summer.

C. Reminders: It is just a courtesy that we remind you to winterize your swamp coolers, sprinkler systems, hoses and clean out your dryer vents. Dryer vents can be a fire hazard.

III. Budgets:

A. The dues will remain the same and we will try to make some more improvements this summer.

B. Past dues are down. Thank you for paying on time. We only have a few delinquent owners who have liens filed on their properties. One was under foreclosure and fell through. Another is due to foreclose on February 11<sup>th</sup>.

C. Reserve account: The amount in each of the reserve account was stated and passed around. It was noted that the reserves are still not adequate for roofs.

IV. Board of directors

A. Replacements were requested for the board and there was one volunteer who will be voted in at the next board meeting. Other than that, the board will remain the same with Jana Williams as President, Yvonne Hall as Secretary/Treasurer and Terri Thompson.

V. Questions/Comments: Lucille Boies would like to know the irrigation schedule. It was noted that a letter should be sent to the Bishop Residence owner at the corner of Kiefer and Cedar Glen Way in regard to shoveling and weed pre-emergent. It was also noted that there is still a problem with debris and old cars at the property at 467 David Court and a letter should be sent to them or have them turned in to the city as necessary.

VI. The meeting was adjourned at 7:38 p.m.