

Orange Grove Subdivision Homeowners Association

Minutes of the 2008 Annual Meeting

The annual meeting of the Orange Grove Homeowners Association was called to order by Vice President, Calvin Barker, at 7:18 p.m. on Wednesday, January 16, 2008 in the cafeteria at Grand Mesa Middle School. The following members were in attendance:

Corey Carter (2 Votes)	602 Orange Grove Way and 3071 Bison
Kraig Andrews	604 Orange Grove Way
Veronica Sorenson (via Proxy Given to Calvin Barker)	606 Orange Grove Way
Calvin Barker	608 Orange Grove Way
Lynne Bird	3070 Bison
Jerry Morgan	618 Orange Grove Way
John and Tammy Ballagh	620 Orange Grove Way
Angela Diamonti and Travis Newton	3070 Orange Grove Court
Brittan Campbell	624 Lodgepole

Fifty percent (50%) of the homeowners were represented.

Calvin gave the floor to Tracey Heritage with Heritage Property Management who was hired by the Board of Directors to handle the management of the homeowners association. Tracey presented the proposed budget for 2008 (see copy attached). She specifically pointed out the (1) need for liability insurance for the Board of Directors and Officers, and including the common area premises of the Association; (2) need for a written contract with Richard Fults as an independent contractor; and (3) need to put together a job description for maintenance of the common areas/landscaping and to have other vendors bid on performing that service. Discussion followed.

Calvin Barker moved that he and John Ballagh set up the irrigation watering schedule for the subdivision and program the pump accordingly. Jerry Morgan seconded the motion. The motion was passed.

Discussion was held regarding the Architectural Review Committee and their need for continuation since the subdivision is built out. Although most of the lots have dwellings built on them, there is still the need for monitoring the covenants with regard to sheds, fences, and other improvements that individual homeowners may want to install. The Architectural Control Committee (ACC) consists of Paula Barker, Sue Richards, and Veronica Sorensen.

Calvin Barker moved to approve the budget as proposed. The motion was seconded. Tammy Ballagh questioned the need for hiring Heritage Property Management to manage the homeowners association, and stated that she had volunteered to serve as Treasurer of the association, when it was turned over to the homeowners, to avoid the expense of hiring an outside company. Tammy was urged to put together a proposal

regarding this issue to present to the Board of Directors at a later date. Following the end of discussion, the motion to approve the proposed budget passed and the budget was adopted.

The election of a new director for a 3-year term, to replace Jerry Morgan, who was elected as director for a 1-year, term did not occur. It was determined that since the board of directors' terms did not officially begin until May 22, 2007, when the association was turned over to the homeowners from the developer, that the directors' term did not end until a full year was served.

With no further business coming before the board, it was moved and seconded that the meeting adjourn. By unanimous consent the meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Tammy Ballagh
Secretary/Treasurer

Orange Grove HOA 2008 Proposed Budget

Budget as prepared by Heritage Property Management 01/16/08

Income	Budget '07	Actual '07	Budget '08
HOA Assessments 2008 (20 x \$200)	\$0.00	\$0.00	\$4,000.00
HOA Assessments 2007 (20 x \$100)	\$0.00	\$2,000.00	\$0.00
HOA Assessments 2007 (pre-rated credits)	\$0.00	(\$744.00)	\$0.00
HOA Special Assessments (\$1000 billed 2007)	\$0.00	\$450.00	\$550.00
Total Income	\$0.00	\$1,706.00	\$4,550.00

Fixed Expenses	Budget '07	Actual '07	Budget '08
Insurance - D & O and General Liability *11)	\$0.00	\$0.00	\$353.00
Grounds Maintenance *12)	\$0.00	\$1,300.00	\$1,690.00
Legal and Accounting *13)	\$0.00	\$20.00	\$115.00
Irrigation Expense	\$0.00	\$65.00	\$165.00
Irrigation Water Shares???	\$0.00	\$0.00	\$0.00
Management Fees *14)	\$0.00	\$600.00	\$600.00
Electricity *15)	\$0.00	\$788.00	\$950.00
Bank Charges - Deposit Slips/Endorsement Stamp	\$0.00	\$24.00	\$0.00
Postage for Mailings	\$0.00	\$52.00	\$120.00
Miscellaneous	\$0.00	\$0.00	\$250.00
	\$0.00		
Subtotal fixed expenses	\$0.00	\$2,819.00	\$4,243.00

Difference between income and expenses	\$0.00	(\$1,113.00)	\$307.00
--	--------	--------------	----------

Cash in Checking Account 12/31/07 *16)	(\$87.00)
Cash in Capital Reserve Fund(s) 12/31/07	
Total Cash	(\$87.00)
Estimated Total Cash 12/31/2008	\$220.00

NOTES:

- 1) Insurance MUST be ordered for 2008
- 2) \$63/week not contracted. Full - 50 miles this irrigation expense but not verified
- 3) Legal & Accounting includes annual tax preparation of \$85.00 and Secretary of State \$30.00
- 4) Management with Heritage Property Management of \$50.00 per month
- 5) Electricity like this. Paid only estimating 2008 expense
- 6) Actual Cash on hand is \$85.00 but Heritage paid a \$175.00 invoice for Orange Grove and needs reimbursed.

888? No invoice for Watermaster for shares received. May still be in developer's name