

MINUTES OF THE ANNUAL MEETING OF THE
RETFERFORD ESTATES HOMEOWNERS ASSOCIATION
Monday March 10, 2008

The Annual Meeting of the Retherford Estates HOA was convened March 8, 2008, at
1:00 PM, at 2099 Vivian Ct, Grand Junction, CO

Those in attendance were: Jeff Hoaglund, Melissa Maves, Wanda & Bud Treu, Gene Retherford, Terry Retherford, Claudia McBride, Linda Sparks, Charlie & Linda Eagler, and Jack Curtis, which constituted a quorum.

The meeting was called to order by the President, Terry Retherford. Families were introduced & a sign in sheet with email addresses & phone numbers was passed around.

The minutes of the previous meeting for February 20, 2007, were handed out and a review was done by the Secretary, Claudia McBride before being approved.

Claudia acted as Secretary for the meeting, however the position is open for Secretary/Treasurer and a volunteer or nomination will be put on hold for 1-2 weeks until the work is done to correct and adjust the books managed by Heritage Property Management. The position does include acting as a member of the Board of Directors.

Nominees, and the election, along with the adjustments to the Owner Contributions, and the Expenses, will be completed within 10 days, and an email for voting on a Secretary, and on accepting changes to the end of year *balance sheet* will be added to the minutes as an *Action By the Retherford Estates Association Members Without An Additional Meeting*.

Old Business item was that Cherokee Construction needed to transfer irrigation water shares for Redlands Power & Water to Retherford Estates HOA. As of this date that has been completed and the bill of \$50 for transfer to new owner has been sent to the Heritage Property & HOA Management, LLC office.

An update on the open ditches with irrigation water, on the south property line, going underground, was done by Terry Retherford. Maintenance cost to have trash

removed weekly will be added to HOA expenses. The suggestion is that we pay the trash pick-up charge, for the home owner who takes the task of cleaning the basket each week. If the county approves the amendment to our subdivision, the cost of putting the pipe underground will be paid by Cherokee Const. Our Mesa County hearings will be the Planning Commission on March 27th at 7pm, and County Commissioners on April 15th at 9am. Everyone is invited to attend.

The new business item was to vote on the agreement to shut down irrigation systems throughout the subdivision with the same company in order to insure proper care & shut down of the system itself for a cost of approx \$360. This will be paid for by the HOA for an approx cost of \$35 per household and \$45 for the main system. A motion was made by Linda Sparks and 2nd by Jeff Hoaglund. The motion passed.

The budget and approx expenses for the subdivision will need to be revised. It was moved by Wanda Treu and 2nd by Bud Treu that we get additional information as to our current expenses and set a budget so we can see if monies paid by homeowners could be applied toward both years - 2008 & 2009, & if \$100 a year would be enough.

The email referred to above with the nominees for Secretary, and the adjustment on the Balance Sheet, & Expenses, will include the updated Cash Flow Statement for January 1, 2008. At this time we can vote to accept the revised statements.

A motion to adjourn was made by Gene Retherford with a second by everyone and the meeting was adjourned at approximately 2:15pm.

Respectfully submitted,
Claudia McBride, Secretary