

GROVE CREEK HOMEOWNERS ASSOCIATION
Wednesday March 04, 2009
Board of Directors Meeting
Heritage Property Management Office

1. Officers were elected by the new Board of Directors. They are:

President	Jean Rupe
Vice President	Adam Camacho
Treasurer	Steve O'Dwyer
Secretary	Delma Killinger

2. The Board voted to accept C.W. Landscape's proposal for landscape maintenance. Their bid was \$1796.00 per month. They have worked for Grove Creek for the past several years. This year, their bid will include monthly trash pick up along our fence-lines on D and D ½ Roads.

We have shares for irrigation water that we do not use, so we are looking into correcting that. Curtis Swift, CSU Extension Office, Steve O'Dwyer and C.W. Landscape will walk around Grove Creek and review our watering system to see how best to improve it.

Our irrigation Pump needs to be cleaned out, as sand and dirt builds up. Heritage Property Management will have it pumped out. C.W. Landscape has a key to the pump house, and we have requested a spare key that Heritage Property Management will keep in their office for us.

3. We now have a Violations Committee. Eric Downey, a homeowner in Grove Creek, has volunteered to serve on the committee. Eric will work with the Board of Directors. They will receive complaints and verify them and Heritage Property Management will send out letters. Other Volunteers would be helpful, so please be a Volunteer and help clean up our community.

4. There was discussion that Grove Creek HOA owns a laptop computer and printer and possibly a pager. We discussed where those items are. It was felt that the past President probably still has them. Heritage will write a letter to the John and Valerie Braun, requesting that the items be given to Heritage Property Management, until we can decide what to do with them.

5. We will review the Rules and Regulations of Grove Creek, and are discussing fines for violations of these rules. Also what is expected and what we can do or not do. After we receive some samples of how other homeowners associations do this, a decision will be made and a mailing will be sent to all owners containing a copy of the rules, and outlining the procedure for violations, fines and liens.

6. Parking on D Road is an issue, and Heritage Property Management is looking into purchasing "Illegal to Park" signs that also state the vehicles may be towed. The Sheriff has stated it is illegal to park "for sale" cars there, as this is not a commercial zone. We will also begin to post signs on individual cars that their vehicles will be towed if not moved in a certain period of time.

7. The walk-way at the end of Countryside (D ¼ rd) has been damaged again. A large vehicle drove through it. Metal posts were suggested, and we are getting an estimate for that.

8. The fence at 3147 Goldeneye has been vandalized, and since it is a perimeter fence along D road, we have approved the cost for the repair.

9. The dues for Grove Creek Homeowners Association fee are \$105.00 annually. We currently have a 12% per annum late fee (approximately \$.90 per month). We are discussing raising the rate to \$20.00 per month after a grace period of 30 days. After 3 months the late fee would go up to \$50.00 per month and a letter of intent to put a lien on the property. If still unpaid, a lien will be recorded on said property on behalf of the HOA by Heritage.

10. Another area of discussion was about putting some of our operating cash into a interest bearing account, perhaps a money market account. Jean Rupe suggested an Edward Jones CD. We could move \$20,000.00 into this account and be able to withdraw funds if needed. We cannot use a Credit Union under our Bylaws unless all members of our HOA belong to the Credit Union.

11. We discussed having a spring meeting of the homeowners, perhaps a picnic. It would be great to have a big turnout.

The meeting was adjourned at 7:30 p.m.

The next Board of Directors meeting will be April 08, 2009 at 6:00 pm. at Heritage Property Management offices.

Respectfully submitted,
Delma Killinger, Secretary