

## Heritage Property & HOA Management, LLC

3002 I-70 Business Loop, Suite 2

Grand Junction, CO 81504

(970) 243-3186

### The Queens Homeowners Association

#### Minutes of the September 10, 2009 Board of Directors Meeting

10:00 a m \* The home of Don Warner

Don Warner, Zane Williams and Tracey Heritage were in attendance. Billie Uriguen was unable to attend.

The Minutes from the September 08, 2009 Board Meeting were approved as submitted.

There was discussion about the amount of unpaid dues. 8 properties, 13%, of the Queens have not paid the 2009 dues billed in January. After much discussion, Heritage will file liens on all unpaid accounts on October 31, 2009. The Owners will be sent a letter explaining the cost of the lien and offering an opportunity to set up a payment plan.

The proposed budget for 2010 was presented. The Board agreed to obtain new bids for the park grounds care; High Performance is doing well but went up 20% (\$20.00) per month. The property taxes for the park have not been paid. Don gave Tracey the Parcel Number to pay it later today. She will also try to have Sonshine II supply us with a Quit Claim Deed to put the park in the HOA's ownership. While the income has been below projection, the Board opted to contribute the \$1,639.00 budgeted to the reserve account as planned. There was some further discussion and the Budget was approved as presented. The "actual" expenses will be reviewed by Heritage at year's end and the estimations will be replaced with actual amounts.

Old business included the status of fencing compliance. Don will check and get any noncompliant addresses to Heritage for a letter to be sent.

Old business also included complaints of owners about recreational vehicles, trailers, campers and etc being stored on the streets and in the driveways. It was reviewed that the CC&R's of the Queens do not address these issues. The City of Fruita has restrictions, but no one was sure how to receive enforcement. Mike Joseph of the City was thought to be the Code Enforcement officer.

The annual meeting was set for Thursday, October 15<sup>th</sup>, 2009. It will be held at 7:00 pm at the Family Health West meeting room. Heritage will send announcements of the meeting to the membership no later than September 30<sup>th</sup>. The meeting agenda was prepared.

The irrigation water is scheduled to be shut down October 17<sup>th</sup>.

There being no further business, the meeting was adjourned at approximately 10:40 am.

In the absence of Secretary Billie Uriguen,  
Respectfully submitted by Tracey Heritage, Agent