

MINUTES
2009 ANNUAL MEMBERSHIP MEETING
For
QUEENS HOMEOWNERS ASSOCIATION, INC.

The annual Queens Homeowners Association meeting was held in the Family Health West Meeting room located at 228 North Cherry in Fruita, Colorado on October 15th, 2009.

The meeting was called to order by Tracey Heritage from Heritage Property Management at 7:05pm. Present for the meeting were Don Warner, President, Zane Williams, Treasurer, Billie Uriguen, Secretary, Keith Mutz, Chris Shurtleff, Darlene Neidhardt as homeowners and 2 homeowners by proxy.

Tracey discussed the annual budget that was approved by the board members. She also talked about the CD that has \$15,405.70 in reserve. These funds are accessible in case of an emergency.

There are 7 homeowners that have not paid the HOA dues for 2009. Tracey mailed letters of intent to lien on September 16, which are due by October 31, 2009 to 8 properties, 1 owner has paid, 1 property has a lien for 2 years of outstanding HOA dues. At this time the Queens HOA will not use a lawyer to get the monies due, Tracey will first call the Mortgage company to get help from them and if that doesn't work, the next step will be small claims court.

The budget for 2010 is in excellent standing so there is no reason to increase the annual due. \$160 HOA dues are remaining the same for 2010, Tracey's office will be sending out the invoices in January. There will be a \$10 discount to the properties that pay in full before February 1, 2010. The board members and the homeowners present decided against the 2008 minutes being read aloud however, a motion to approve as printed was received and seconded.

8% of the subdivision is investment properties, the remaining 92% are owner occupied, this is good. FHA will not lend to properties when an association has 15% or more investment properties within the association.

New business:

Irrigation will be turned off on Saturday October 17, 2009 and the park system will be blown out on Sunday October 18, 2009. The board has asked everyone to please turn off there valve water to irrigation so the blow out happening on Sunday will be successful, and remember to turn your valves on and off a few times to make sure water is drained from the ball valves.

Speeding vehicles are a concern, but the only thing we can do is call the police department and issue a complaint.

The chip seal on the street is complete, the city will NOT be returning to add oil to the chip seal.

7:30pm Tracey Heritage adjourned the meeting.

Billie Uriguen, secretary

