

Colony Park Homeowners Association

Board Meeting 10/30/09

At Heritage Property Management

**Present: Nyla Kladder- President
Frankie Squirrell- Vice President
Wanda Thomas- Secretary/Treasurer
Linda Edwards- Heritage Property Management**

Topic: A. Budget

- 1. See attachments**
- 2. Linda had prepared a budget by reviewing the 2009 information to do projections for 2010. This was reviewed by the Board.**
- 3. Insurance will be paid monthly due to small amount of operating funds at this time.**
- 4, Discussion concerning Kolar Design expenses over this last year. We will negotiate the next contract which will be shortly after the first of the year.**
- 5. Discussion about a possible grant from the City for more landscaping, especially to replace some trees. Nyla will check with the City people to see if it is possible for another grant.**

B. Senate Bill 100

1. Linda gave information to the Board members concerning new statutes for the state of Colorado affecting Homeowners Associations.

a. Statutes involving the following:

- 1. Landscaping**
- 2. Patriotic signs**
- 3. Emergency vehicles**
- 4. Fire mitigation and replacement of flammable roofing materials.**
- 5. Governance policies and procedures**
- 6. Required disclosure**
- 7. Board member and Owner education**
- 8. Homeowner and Board Insurance**
- 9. Dispute resolutions policy**

2. Linda handed out a sample of the above statutes. The Colony Park HOA Board will review them and meet to establish the Colony Park Statutes. The meeting terminated at 3: 00 pm.

Sincerely submitted by

Wanda Thomas – Secretary / Treasurer

