

**Minutes of the Palace Estates Filings 1, 2, and 3 Homeowners Association Board of Directors Meeting held January 20, 2010 at 6:30pm at the offices of Heritage Property Management.**

The meeting was called to order by Linda Edwards, of Heritage Property Management.

Russ Ashby, of RDR Backflow and Property Services gave an update of the new irrigation pump system that is being installed. This expense was approved by all Boards last year.

A new 15 HP pump with a variable system drive will be installed to take the place of the two old, 5hp pumps. One of the 5hp pumps will be used as a back up and the other one stored for future use. Work is scheduled to begin early February, weather permitting. Russ will keep us informed.

The new pump should allow the system to run 24/7 but the Board suggested the system still be shut down during afternoon hours during the heat of the day. The Board also decided to review the watering schedule policy and may take action against residents who insist on watering all day, everyday. This is a waste of water and not good for the lawn or the pump system. Russ suggested individual property systems could be locked off if residents do not comply with any implemented schedule.

The Board asked that the Central High School Band be hired again, to clean weeds along the ditch. The pipe along 29 ½ Road needs a crack in the cement patched and a drain valve must be repaired prior to the system being started up.

Proposed budgets for 2010 were presented. Each Board will review and make any changes and approve for distribution with the notice of the annual meeting.

Each Board reviewed the list of delinquent accounts and agreed for letters to be sent giving a 30 deadline to pay in full or arrange for payments or a lien will be filed against the properties.

Linda Edwards reviewed the Policies and Procedures now required by the State. The Boards agreed to meet February 17, 2010 to formulate the Policies for Palace Estates. They will also review the Rules and Regulations and Fine Schedule and make changes as needed and the 2010 contract for RDR Services. The meeting will be held at Grand Mesa Medical at 6:30pm.

The annual meeting for all filings combined will be held Wednesday, March 24, 2010 6:30pm at Bookcliff Middle School Library. It will be followed by the annual meetings of the individual Filings.

There being no further business, the meeting was adjourned.

Submitted by: Linda Edwards, Broker Associate  
Heritage Property Management