

The Glen at Horizon Drive

Minutes of the Annual Membership Meeting January 20th, 2010

The meeting was opened at 6:30 pm at the Ramada Inn. Suzanne Hiles, President, introduced fellow Board Members Mike Day, Matt Elam, and Joanne Smith. Rosemary Bruno was also in attendance, but she had resigned her position.

35% of the Ownership was represented, 19 in person and 5 by Proxy and that constituted a quorum.

The minutes of the 2009 Summer Meeting were approved as submitted.

Tracey Heritage of Heritage Property Management gave the financial report for the HOA. As of December 31, 2009 the Glen has total cash assets of \$ 88,491.68. All owners are current with the payment of their dues except for two. A lien has been filed on both Owners. The Capital Reserve schedule was reviewed in brief, and The Glen had contributed \$12,666.00 to the fund as was budgeted. Heritage reported that 28 of the 68 units were investment properties as of December, 2009.

The 2010 Budget was presented by Suzanne and Mike, and each line item was reviewed. Contracts were put out to bid for painting and HVAC. The Board stressed that all bids were reviewed carefully. Sunshine Painting was awarded the paint bid and ABC Mechanical the HVAC start-ups and shut-downs. Deep Creek was retained for the grounds care. In the budget, gutter clean outs will be done annually now as the trees are higher and there is more of a need. The Budget was accepted and approved as submitted.

Items discussed by the membership present included snow removal, ice removal, the grounds maintenance contract, dog waste, concrete repairs made this season, the private ownership of streets in the Glen (not City maintained or owned), that signs stating "No Parking on the Asphalt" will be placed as the ground thaws, trash can placement, ice at the mailboxes, the importance of leaving adequate heat in the units and garages to avoid frozen pipes, the Xcel easement and the role of Heritage Property Management.

The new Board had been appointed for a 6 month term to transition from the summer to the single January Meeting. Mike Day and Joanne Smith declined to serve on the Board again. Mike had been on the Board since the Glen originated and he wanted a break. The membership thanked him for his years of service. A ballot had been prepared prior to the meeting with Susan Hiles, Matt Elam and Betty Bartoszek as volunteers. At the meeting, Mario Bruno and Dick Rigo volunteered and/or were nominated. They were write-ins on the ballot. As the membership was allowed to vote for 5 persons, all new Board members were voted in by a majority vote. They will determine Board roles at the next Board meeting, February 10th, 2010.

Suzanne gave a dialog of some of her efforts as President over the last 6 months.

A motion to adjourn was made and seconded. The meeting was closed at 7:50 pm.

Respectfully submitted by Tracey Heritage, Agent