

Colony Park Homeowners Association

Annual Meeting

February 18, 2010 @ 2:00 pm

Nyla Kladders House

Attending: Dianne Alexander, Nora & Donna Infusino, Verne Smith, Ellen Corder, Ray Meininger, Mike Piscioti, J.P. and Muriel Moore, Marti Klute, Nyla Kladder-President, Frankie Squirrell –VP and Wanda Thomas- Secretary/Treasurer. Linda Edwards, from Heritage Property Management.

Proxys: Gail Pritchard, John Bonella, Vera Wagner, Robert Derick and Kay Christensen.

It was determined there was a quorum present. The meeting was called to order at 2:10pm.

1. Meeting minutes for 2009 annual meeting were approved as presented.

Old Business:

1. Budget presented by Linda Edwards.

Budget based on \$140.00 monthly assessment.

Biggest portion of budget has been grounds maintenance.

Due to heavy snow fall, removal was \$3000.00

Handyman- Two Thompsons did swamp coolers for fall shut down and will do next year.

Discussed need for roof inspections. Some leaks have been reported to Nyla. Gutters need inspection also.

We discussed the budget. We discussed the monthly assessment. Motion was made and seconded to raise monthly assessment to \$150.00 per month. All present voted for the increase. The increase will start April 1, 2010.

## 2. New Business

Linda Edwards presented the HOA Policy and Procedures documents which have become a Colorado State Law.

The Policies and Procedure documents were reviewed and discussed and copies were handed out.

## 3. Ground Maintenance

Israel was present. We discussed his plan to improve the service based on the same fees as last year. Cell phone numbers are on the side of his truck. Any problems call Nyla or Israel.

a. A big expense last year was the irrigation system due to the Ranchmen's Ditch project.

b. Wet areas around pump house and along the fence around the school-ongoing problems.

c. Irrigation pump was re-built last year.

d. Possibly 6-8 valve heads may have to be replaced as they are needed this year.

e. New filtration system installed last year.

## 4. Nominations:

Nyla asked for volunteers for new officers. No response.

Motions made to retain Nyla as President and Frankie Squirrell as Vice President.

Vera Wagner will be the Secretary/Treasurer due to moving out of the subdivision by Wanda Thomas.

Motion seconded. All present voted for the three above officers.

No other business. The meeting was adjourned at 3:00pm

Respectfully submitted by

Wanda Thomas