

## **Village 9 Homeowners Association**

### **Minutes of the Annual Meeting held February 27, 2010 Held at Living Hope Church, 2840 B ½ Road at 8:00 am.**

Bill Cowan, President, opened the meeting at 8:01 am. He introduced Tracey Heritage of Heritage Property Management. The Board of directors introduced themselves. Board Members present were Bill & Connie Cowan, Don Brown, Ruth Karn, Debra Stacy,

14 Owners were represented in person and 17 Owners by Proxy. The CC&R's of Village 9 do not require a quorum. Article 3, Section 4 states that a majority vote by the members in attendance is required to take action.

The minutes of the previous annual meeting were reviewed. Sharon Palmer asked for a clarification of the question in New Business about why the dues were changed from June to the beginning of the year. Bill explained that when the Association changed to a managing agent, it was better for accounting that the Association moved to a calendar year for dues collection. With that clarification, the 2009 Meeting Minutes were approved as presented.

The 2010 Budget was reviewed. Bill explained that the increase in irrigation was due to some pending repairs. The impellor in the irrigation pump will need repaired, a drain valve needs replaced and there is a property on Hanover that is experiencing a major leak which is HOA responsibility due to the location of the leak. It is estimated that a backhoe may be needed to dig it up due to excessive tree roots. Gene Scheve thought Western Electric may be able to use a small electric jack instead of a backhoe and may be less expensive. There was also concern that the repairs should not be put off and be done ASAP. Bill stated the frozen state of the ground might prevent immediate action. Russ Ashby's role in the irrigation system and maintenance was reviewed. Bill Cowan thought that Russ was very dependable for Village 9 and would prefer not to subject the Board to lengthy bid collection if what was quoted seemed fair and reasonable. Gene Scheve thought Heritage's role should be bid annually as well. He was concerned about the management fee increase, but thought it had been raised before. Heritage has been working with Village 9 since February of 2007 and this was the first increase.

The conversation led to many other things at this time, but the budget was approved unanimously by the members present.

The actual income for Village 9 in 2009 did not separate the senior dues from the regular dues. The reason the income was under budget is because there are unpaid assessments from many properties. Tracey said liens were in place for the majority of them, but we could consider legal action. Kevin Colony said he would not be paying late fees as he rents a place for his trailer to remain in compliance. Bill Cowan stated that the Board is not adverse to waiving late fees and fines as long as accounts are paid and violations corrected.

The membership talked about whether the CC&R's had adequate "teeth" to impose fines and late fees. Several past and present Board Members said the CC&R's had been reviewed by attorneys.