

## **Minutes of the Annual Meeting of the Palace Estates Filing Two HOA**

Held March 24, 2010 directly after the combined meeting of all Palace Estates Filings at 6:30pm at Bookcliff Middle School Library.

After all owners signed in it was determined that a quorum was not present to conduct business. 20 of the 70 properties were represented either in person or by proxy. 50 were needed.

The **proposed budget** was reviewed and a suggestion was made to raise the monthly dues to cover the \$3210.00 shortfall. Owners agreed they did not want to touch the savings account since this is intended for roof replacement.

Heritage Property Management will check the Covenants to see if dues can be increased by the Board a certain percentage without a vote of the membership. If not, the owners agreed that instead of scheduling another meeting (the same quorum would apply) a mail in ballot would be sent to all owners to vote on the \$5.00 per month increase.

Several **maintenance/safety issues** were brought up and will be included in a letter to all owners. They include: Clean out dryer vents where lint collects and is a fire hazard; the possibility that furnaces are installed incorrectly thereby causing vent pipes to deteriorate and run inefficiently; and the installation of irrigation water filters at each property to allow for better water pressure.

There is one property that has installed a wood stove without approval from the HOA. Heritage will send a letter to the owner informing them that the woodstove is illegal and a violation of the insurance coverage.

The conversation from the general meeting concerning **violations** continued. Owners were advised to report violations to Heritage Property Management and then follow up if the violation were not corrected.

Two **new Board members** volunteered to serve this year. They are Sandy Broughton and Scott Schmidt. Linda Collins and Bert Nolsen remain on the Board.

Submitted by  
Linda Edwards  
Heritage Property Management