

**Monument Heights Townhomes**  
c/o Heritage Property & HOA Management, LLC  
3002 I-&O Business Loop, Suite 2  
Grand Junction, CO 81504

(970) 243-3186

**Minutes of the Special Assessment and Dues Increase Meeting**  
**Tuesday June 29, 2010 at 6:00 pm**

Notice of the Meeting was distributed to all Owners, with proxies and financial information for the last 3 years on June 11, 2010.

In Attendance were Keith Ehlers and Tracey Heritage, Property Manager. A proxy was received from Patricia Elliott.

The current deficit of Monument Heights was reviewed. Current payables (lawn care, insurance, backflow testing, management and bank fees) equal just under \$900.00. The operating account has a \$16.26 balance.

It was decided that a special assessment was required to bring the operating account to a manageable balance. The dues increase was a break even mark for current expenses.

Heritage was assigned to determine if the water usage at Monument Heights was possibly too much. The water bill has most increased over the past 2 years. Ehlers will follow up when the timer settings and soil tests are discovered.

One account is unpaid for several months and that puts the whole association in a spiral. A lien has been filed on that property as it is currently for sale.

President Ehlers had no other option as the membership did not participate in the decision process as requested. Billing for the Special Assessment and 3<sup>rd</sup> quarter increased dues to be mailed 06/30/10.

The meeting was adjourned at 6:30 pm.

Respectfully submitted,  
Tracey Heritage