

Summit View Ridge Homeowners Association

% Heritage Property & HOA Management, LLC

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Minutes of the July 20, 2010 Annual Meeting

Held at Clifton Christian Church

Scott DeBrie opened the meeting at 7:00 pm. Eight homes were represented in person and three by proxy. The membership present decided to conduct business even though participation was shy of a quorum.

Scott introduced the current Board of Directors; himself, Rex Hall, Kim Kelly and Steve Abeyta. It was determined that Cassie Key was not participating anymore and we would ask her for a formal resignation. Steve Abeyta was not in attendance but is very active on the Board, especially with irrigation management. Scott and Rex were appointed to the Board by departing members. Kim Kelly has her property up for sale, but agreed to continue as a Board member up until such time as she leaves.

Scott introduced Tracey Heritage from Heritage Property Management and explained that the departing Board had hired Heritage to assist with Association affairs.

The Minutes of the 2009 Annual Meeting were reviewed and approved with one exception. Under "Business" item 2 it stated there was nothing the subdivision could do about stray cats. The objection was that the Board had agreed to write a letter to the offending homeowner.

Heritage presented the 2010 Budget and items were discussed in detail. It was recommended to the membership that a separate savings/reserve account be opened by the HOA. Mortgage lenders are very inclined to want to see established savings account for the Associations. Summit View Ridge has an operating account balance of \$ 12,390.61 as of today and average monthly expenses of about \$500.00.

The floor was opened for nominations or volunteers for the Board of Directors. Bruce Berglund volunteered after a brief overview of what the duties were for the Board. The members present voted unanimously to accept the Board with Scott DeBrie, Rex Hall, Steve Abeyta, Kim Kelly and Bruce Berglund. Roles of the members will be determined by them at the next Board Meeting, which is tentatively scheduled for Tuesday, September 21, 2010.

Scott asked for input from the membership and a majority of covenant violations were discussed. Specific addresses were given to Heritage for follow-up. A lengthy discussion ensued about cats in the neighborhood and what the HOA could do to have Owners contain them. Heritage was asked to write a letter of request for compliance under section 8.06(m).

Cars and the look of a "used car lot" were also discussed by those present. Habitual offenders will be notified and possibly fined.

There being no other comments, the meeting was adjourned at 7:55 pm.

Respectfully submitted by Tracey Heritage, Agent