

Village Park Residential Owners Association

Annual Meeting Minutes

October 18, 2022

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

HOA Board Member President: Gordon McFerron

HOA Board Member: Karen Nelson - resigned

HOA Board Member Scott Warren

Introduction of Heritage Property Management (HPM) Team:

Barbara Butzen

Members present: Charles Jones, Kristi Beale and Jayde Krauth attended via Zoom.

- 8 Proxies were received
- Quorum was met [12 required; 14 properties were represented in person or by proxy]

2022 Annual Meeting Minutes:

- Minutes were approved as written. Motion/Second/Carried (M/S/C). Approved minutes will be posted to the website.

Unfinished Business:

None

New Business:

- House Bill 22-1137 was discussed and how this bill has affected the financials of the HOA. The bill has changed how notices and notifications are handled to include additional mailing requirements, certified mailing and posting of notices on doors.
- Late fees charged to delinquent accounts has been reduced to 8% per annum and is not a source of additional income.
- Generating income from violations is not a good source of income as violations are not consistent.
- The Special Assessment in 2021 was necessary to catch the ROA up financially.
- The dues increase is necessary as HB22-1137 has added an extra burden to the ROA
- Excel Energy increasing rates by 18%

Median Maintenance

- Extra maintenance in 2022 for damages. All should now be corrected, and costs reduced in 2023.
- Commercial income spread across other entities was caught up in 2021.
- Sprinkler man checking system once a week, was cut back to once a month or as needed.

2023 Budget:

- Motion to approve the 2023 budget as presented/Second/Carried. 0 opposed. HPM will post approved budget to the website.

Nomination/Election of Board members:

- Floor opened for nominations.
- Gordon McFerron, Scott Warren and Trevor Jones were nominated.
- Motion to approve current slate of directors. M/S/C. None opposed.

Open Forum:

- Lower quorum was approved in 2021
- Snow removal becoming more difficult for many of the senior residents in the ROA.
- Several residents volunteered to help with snow removal.
- Irrigation water has been shut down as of October 17, 2022, and the main line has been blown out.
- Individual systems may be blown out
- Possibly big leak in system in vicinity of 2824 Village Park Drive. Lots of mud on sidewalk that has been scraped off.
- A large branch removed from a tree was left. A Board member will address and remove.

The meeting adjourned at 6:48 PM.

Minutes taken by
Barbara Butzen
Heritage Property Management