

Meeting Minutes  
were approved at  
the April 5, 2018  
Annual Meeting.

# Pheasant Ridge Homeowners Association, Inc

Annual Meeting Minutes  
May 3, 2017

Meeting began at 5:00 p.m.

Introduction of the Board of Directors:

President:	Bea Sheldon-Aden
Treasurer:	Eleanor Wyatt
Board Member:	Marjorie Moon

Members present: Bea Sheldon-Aden, Jenny Gurwell, Eleanor Wyatt, Marion Walthall, Marilyn Jones, Val Thompson, Carol Hiebert, Marj Moon, Deborah Wigutow. 3 proxies were received--John & Linda Lynch, Rosanna Munroe, Gayle Oxford. Susan McBee [2 properties] arrived as the meeting was wrapping up.

Introduction of Heritage Team:

David Caldwell, Becky Jett

2016 Minutes were approved as written. M/S/C. HPM will post approved minutes to the website.

Old Business:

- Last summer, the Board switched to Chuck's Sprinklers to take care of the irrigation system for the HOA common areas.
- Liqui-Green is again providing weed and feed for the HOA. HPM to contact them and see what can be done about all the dandelions that have sprouted since the first application.

New Business:

- Concerns about the lack of lights at the entrance to Pheasant Ridge on Patterson Rd. Very hard to locate the turn in the dark especially if someone is unfamiliar with the area.
  - Lights have been put in and subsequently stolen from the sign area.
  - Other options to be investigated are:
    - Contact the city to see if they will put reflective paint on the sidewalk corners.
    - Consider putting reflective tape on the Pheasant Ridge sign somehow.
- Other concerns that homeowners AND tenants need to be reminded of. Board to consider sending out reminder letter to include these issues. *It is the owner's responsibility to ensure tenants understand and comply with the CC&Rs and Rules & Regulations.*
  - Exhaust from warming vehicles up in the winter ["puffing"] can cause problems for neighbors. NOTE: This is also a violation of CO laws that are being enforced to crack down on vehicle thefts.
  - Not picking up after pets is a nasty and gross--please be considerate of your neighbors and PICK UP AFTER YOUR PET!!!! Note: There is nothing in the CC&Rs nor the Rules & Regulations that address this issue--however, they do say that pets must be on a leash or under owner's control at all times. City of GJ requires owners to pick up after pets if on PUBLIC PROPERTY OR SIDEWALK. Unfortunately, that does not apply to private grounds like Pheasant Ridge.
  - Excessively loud noise--especially from vehicles.
    - CC&Rs Art XI Sec 1(h)--address nuisances.
    - Rules & Regs #2--nuisances
    - Rules & Regs #15--excessive noise.
    - GJ City Ordinance 8.16.010(d)--"Excessive noise. No person operating or occupying a motor vehicle on any street, highway, alley, parking lot, or driveway, either public or private property, shall operate or permit the operation of any sound amplification system, including, but not limited to, any radio, tape player, compact disc player, loud speaker, or any other electrical device used for the amplification of sound from within the motor vehicle so that the sound is plainly audible. (1) For the purposes of this section, "plainly audible" means any sound which clearly can be heard, by unimpaired auditory senses based on the direct line of sight of 50 or more feet, however, words or phrases need not be discernable and said sound shall include bass

reverberation." This is not limited to the time as spelled out in paragraph (a) of that ordinance-- which prohibits loud noise from 8pm to 6am.

- Rental units
  - HPM to investigate the definition of 'single family home' as stated in CC&Rs Art IX Sec 1(p) which deals with rentals.
- Parking
  - Must not obstruct sidewalks and/or streets
  - Must be licensed and operable or can be reported to police
  - RV's, trailers, campers, etc must be stored in the garage or behind a fence.
- CO law does not allow HOAs to require any homeowner to install or keep grass, or trees.
- Marjorie M. said she would be happy to ensure all new neighborhood residents are give a copy of the Rules & Regulations.

#### Presentation of proposed 2017 Budget

- The Board does not feel that there is a need to increase dues at this time due to the funds that are available at this time.
- If funds are needed in the future, that can be reconsidered. A special assessment is also a possibility if needed.
- Approval of proposed budget as presented. M/S/C. HPM will post on website.

#### Nomination and election of Board Members:

- Bea and Eleanor have stated that they would like to be able to step down in the near future. To that end, they would like others to step up and work with them this year to learn the ropes and allow them to transition out.
- All current members offered to continue serving.
- Debbie Wigutow and Jennie Gurwell said they would be willing to join the Board of Directors.
- Vote to approve the slate of Directors as presented for the upcoming year. No one was opposed. Board of Directors for the upcoming year will be:
  - Bea Sheldon-Aden
  - Eleanor Wyatt
  - Marjorie Moon
  - Debbie Wigutow
  - Jennie Gurwell. M/S/C

The meeting adjourned at 6:35 p.m.

Minutes taken by  
Becky Jett  
Heritage Property Management