

# Niagara Village Homeowners Association

## Annual Meeting Minutes

October 20, 2016

Meeting called to order at 6:00 PM

Introduction of current Board of Directors:

- \*Don Fulmer – Board Member
- \*Linda Hoyle – Board Member
- \*Teresa Fulmer – Board Member

Introduction of Heritage Property Management team:

- \*David Caldwell - Owner
- \* Debi Caldwell – Owner
- \* Becky Jett – Office Administrator (not present)
  - \* Both David & Becky are licensed as required by Colorado State Law

Members present: 15

By Proxy: 5

Minutes of Nov 30, 2015 Annual Meeting was presented.

- \*Discussion regarding HPM increasing monthly fees from \$150 to \$250.
- \*Motion to approve 2015 minutes. M/S/C

2016 Budget:

- \*Fences need to be repaired. One bid was \$22,000 for entire fence. Additional bids are needed. Per City, the HOA is responsible for repairing the outside of the fence. Volunteers are need to work on the perimeter fence.
- \*Discussion regarding increase dues or special assessment
- \*Motion made to approve proposed budget as is. M/S/C

Old business:

- \*Trash on the ground in the common area continues to be a problem.
- \*Lots of vandalism – A neighborhood watch program would be a good idea.
- \*Outside lights are not staying on. Homeowners need to call Xcel Energy or HPM, with location and pole number.

Nomination and Election of Board Members:

- \*Motion made to remove current Board of Directors, M/S/C (12 in favor, 5 opposed)
- \* Nominations:
  - Rick Spencer, Aaron Schaub and Bonnie Davis
  - Motion made to elect all 3 – M/S/C

Meeting adjourned at 7:05 PM

Minutes taken by

Debi Caldwell

Heritage Property Management