



Patterson Gardens Annual Meeting

October 17, 2015

The meeting was called to order by Bob Emrich at 1:02 pm. In attendance were Board Members Bob Emrich, Keith Williams, Monty Luellen and Faron Compton; Owners Ralph and Jean O'Brien, John Phillippe, Ellen Wells, Virginia Emrich, Sandy Williams, Therese Luellen and Debbie Campbell from A Better Alternative Management. Four proxies were presented. It was determined that a quorum was present. Everyone introduced themselves.

Minutes from the last annual meeting were approved.

The 2016 Proposed Budget was discussed. It was noted that water will be increasing about 9 ½%. Ellen Wells stated that she feels we should close the pool permanently, thereby saving about \$9,000.00 from the cost of maintaining it. Virginia Emrich was against closing the pool and felt there was value in leaving it open from April to November. There was a lot of discussion about increasing the dues. The Board would like to increase them because costs have gone up and we want to keep our reserve account built up for future roof and asphalt projects. Keith explained that the asphalt replacement may cost in excess of \$70,000.00, money which the association does not have. Monty asked how old the roofs are and suggested those may need replaced in the next 10 years with asphalt replacement having priority in the next 1-2 years. It was decided that since we did not have 67% of the owners present for the dues increase decision that we would mail out a ballot. Keith made a motion to accept the 2016 Proposed Budget with dues at \$170.00 per month until the 1st of 2016. When we get the ballot returns, we will determine what the dues will be effective January 1, 2016. Therese Luellen seconded the motion and it passed. Keith made a motion to send out a ballot to increase the dues to \$178.50 or to \$200.00 with 5% or more going to the reserve account, and to vote on closing the pool permanently. Monty Luellen seconded the motion and it passed.

It was also stated that the Board could do a Special Assessment of \$500.00 per year without the 67% vote. John Phillippe felt it would be a good idea to do this for two years. The members present were in favor of raising the dues instead of a Special Assessment at this time.

OLD BUSINESS:

Keith reported on the painting project. Building 1 is done and Building 2 is almost finished. Building 3 is scraped and caulked and being readied. The painter's wife has been ill, and so has he. The rain has further delayed the painting.

The building repairs are done and look good. There are some gutter issues with Building 7. Also, the sidewalks will be ground down even and safe.

It was reported that City Market will be putting in fuel tanks on November 17, 2015. They should start building the wall next week. City Market has stated that they will not take down the old cottonwood tree.

Mike Gallegos states that a neighbor on the north side of Building 6 has a tree hanging over in the neighbor's yard. Debbie will call Mountain States Tree and see if it is the HOA's responsibility. If it is,

we will take care of it. Ralph O'Brien stated that the lower branches of the trees need to be trimmed to protect children from running into them.

NEW BUSINESS:

Bob Emrich asked for new business.

Bob's term of office expires this year, as does Sherry Downen's and Monty Luellen's because they replaced Board Members who resigned. John made a motion to accept the nominations as presented to serve on the Board for three years. Therese seconded the motion and it passed. The new Board is: Bob Emrich, Keith Williams, Sherry Downen, Monty Luellen and Faron Compton.

Building 603 painted their door turquoise. Keith called the owner who said she did not give her tenant permission. Debbie will send the tenant a notice to repaint the door within two weeks.

Keith explained that we have purchased visitor parking stickers and will give one to each unit. Keith will deliver them to each owner and have them sign for the sticker. There will be a fee of \$50.00 if they lose the sticker.

POOL REPORT:

Virginia reported that the pool will be closed for winter on November 6th and that the pump had to be replaced.

WELCOME COMMITTEE:

Sandy Williams reported that Elaine Washington has moved and Sherry is out of town a lot. She could use some help. Debbie suggested that ABA could send out packets.

Keith Williams made a motion to adjourn. Faron Compton seconded the motion.

The meeting adjourned at 1:55 pm.

Acting Secretary
Debbie Campbell

****NOTE** – Keith Williams spoke with the painter after the meeting, and he has agreed to complete the first 5 buildings by the end of November.