

Garfield Mountain Townhomes Homeowners Association

Annual Meeting Minutes

November 30, 2016

Meeting began at 4:35 pm.

Introduction of the Board of Directors

President: Joe Hendrickson--via tele-conference
Sec'y/Treasurer: Kathleen Threet
Member at large: Corry Mihm--via tele-conference

HOA Members present: Damon Threet. No proxies received.

Introduction of Heritage Team

David Caldwell & Becky Jett

2015 Minutes were reviewed and approved with correction to spelling of Corry's name. M/S/C. HPM will post these on the website as approved.

Old/Unfinished Business

- None

Management Report

- Board is very satisfied with Heritage Property Management.

New Business

- HPM to draft a letter to owner of Unit #5 regarding ensuring spigot was installed by licensed plumber; and to remind her that both the spigot and swamp cooler line have been winterized to prevent damage to the unit.
- Landscaping
 - Members are very impressed with the job that Great Western has done on the trees and bushes. They look amazing.
 - Weed control is much better than previous years.
 - Board wants to wait on addressing 2017 needs until after the beginning of the year.
- Members are pleased with the drain that was installed across the back drive. Large puddles from rain gutters are no longer a problem.
- Corry had received a letter from American Water Resources offering insurance on water lines. HPM relayed input from American Family Insurance that this was not necessary and to ignore this solicitation.

2017 Budget

- No contribution was made to the reserve fund in 2016. This did not happen due to non-payment of dues by some and the necessity of paying current bills. This line item will remain on the budget even though it is \$0 as the intent is to begin a reserve fund in the future.
- Proposed 2017 budget approved as presented. M/S/C. HPM will post to the website.

Open discussion

- Maintenance of the drive/breezeway between Garfield Mountain building and the building to the south. Corry will draft a letter to that HOA asking for cooperation from them.

Nomination & election of Board Members: Following discussion at the previous Board Meeting, all current Board members agree to continue in their positions for another year. M/S/C

The next Board meeting will be February 15, 2017 at 5:30pm.

The meeting adjourned at 5:00 pm.

Minutes taken by

Becky Jett

Heritage Property Management