

Paradise Hills Filing 6 Homeowners Association

Annual Meeting Minutes
March 10, 2016

Meeting began at 7:01 pm.

Introduction of the Board of Directors:

President: Tom Brown--resigned (present)
Board Member: Mark DeWolf (present)
Board Member: Marion Wanebo (present)
Violations Enforcement: Mike Wanebo (present)

Members present: John Field, Mary Hammond Atkinson, Jean Enerud. 6 proxies were received.
[12 properties were represented]

Introduction of Heritage Team:

David Caldwell, Becky Jett

NOTE: David and Becky are both certified Community Association Managers through the state of Colorado.

2015 Minutes were approved as written. M/S/C. HPM will post these on the website.

2016 Budget:

- Discussion regarding several items followed .
 - Income
 - Dues remaining the same at \$150/yr.
 - 3 members were sent to collections in 2015.
 - HPM to investigate # fines assessed and collected.
NOTE: 10 fines [\$50 each] were assessed; 2 were later removed, 0 have been paid
 - Grounds Maintenance
 - HPM has solicited new bids for weed control along H-Rd. Board chose to go with Artistic Lawn Service. HPM to contact him.
 - Dredging the pond discussed at length.
 - Bottom line is Filing 6 has the money set aside for their share of this venture, but the Filings 1 through 5 and the City of Grand Junction are not willing to share the costs, so this will not be done again in 2016.
 - Pond was last dredged approximately 15 years ago.
 - Currently there is no problem with the build up in the pond interfering with the intake for the irrigation pump.
- Vote to approve budget as presented. M/S/C HPM to post on website.

Old/Unfinished Business

- Kudos to Wanebos for their efforts in bringing violations under control.

New Business

- Tom B will continue working with Mark D on maintaining the irrigation system.
 - VFD pump that was installed recently has definitely decreased the # of blowouts in pipes. It has also cut electricity use dramatically.
 - Notices about irrigation will again be hand delivered to homes. Hours for irrigation will remain the same as previous years [4-10am and 4-10pm].
- Estimate was received by a homeowner to re-landscape the Mazatlan entrance. John Field will head the investigation into that possibility.

Nomination and election of Board Members:

- Tom Brown resigned as Board member/President.

THANK YOU TO TOM FOR HIS YEARS OF SERVICE ON THE BOARD
- Current members are willing to continue to serve; Mark DeWolfe will be serving a President.
- John Field volunteered to serve as Board member.
- No other nominations or volunteers were received.
- All present voted to accept slate of Board of Directors as presented.

The meeting adjourned at 8:03 pm

Minutes taken by

Becky Jett

Heritage Property Management