

Minutes were  
approved at the 2017  
Annual Mtg

# Treehaven Homeowners Association, Inc

Annual Meeting Minutes

May 9, 2016

Meeting called to order at 4:00pm.

Introduction of the Board of Directors:

President--JoAnne Pritza [present]

Vice President--Dave Larson [present]

Secretary--Peggy Fisher [present]

Members present: Marilyn Beckage, JoAnna Hedberg, Wanda Thomas, Kristina Patten, Mike & Gina Kelley [2 properties], Charlotte Simkins, Shirley Cates, Margaret Nichols [renter]. 3 Proxies were received. [14 properties were represented]

Introduction of Heritage Team:

David Caldwell, Becky Jett

Note: Both David and Becky are licensed Community Association Managers with the state of Colorado.

2015 Minutes were approved as written. M/S/C These will be posted on the website.

2016 Budget was approved as presented. M/S/C This will be changed to APPROVED and posted on website.

Old/Unfinished Business:

- Review of ACC policies
  - Dave Larson reminded everyone that before you make any substantive changes to the exterior of your house, you need to submit the request to the ACCO.
  - Form can be found on the website. Complete the form and submit to HPM.
  - Dave Larson will head up the ACC for the upcoming year.
- Everyone was reminded that payments can be made through Vanco on the HPM website. This can be done on a monthly basis or you can set it up to do automatically.
- Trees were trimmed last year. It was suggested that this be a regular occurrence.

New Business:

- Irrigation system update
  - Pump is working properly.
  - Several homeowners met with Casey [Casey's Sprinklers] last week and learned the system. Frank Payne and Mike Kelley are both very knowledgeable about Treehaven's irrigation system.
  - Water agreement between Treehaven HOA, Serrato, & Martens is in place. All parties have paid for 2016 shares.
- Stucco repairs
  - Treehaven homes are about 10 years old; repairs to stucco may be necessary in the near future.

- Wanda Thomas had her home done last year--small cracks around windows, vents, doors--and found a single contractor in the area that does that. She was very happy with the result of his work; also located a painter who does extremely good work as well. Contact info was given to everyone in attendance.
  - Quality Stucco West--970-242-5769
  - Ken's Painting--970-434-2458
- Roof repairs are the homeowner's responsibility. HOA insurance only covers roofs if damage is caused by an extraordinary event.

Nomination and election of Board Members:

- Treehaven Board is 3 members; serve for 1 year at a time.
- It was suggested that members keep at least 1 [or more] current member on the Board for the sake of continuity.
- Nominees for the 3 board positions are as follows:
  - JoAnne Pritza
  - Peggy Fisher
  - Mike Kelley
  - JoAnna Hedberg
- No other nominations were made.
- Ballots were collected and tabulated by HPM. Results:
  - JoAnne Pritza-14 votes
  - Peggy Fisher-14 votes
  - Mike Kelley-6 votes
  - JoAnna Hedberg-7 votes
    - New Board will be Joanne Pritza, Peggy Fisher, JoAnna Hedberg

Meeting adjourned at 5:00 pm.

Minutes taken by

Becky Jett

Heritage Property Management