

Minutes were approved at
the August 14, 2017 Annual
Meeting

Spanish Trail Homeowners Association, Inc

Annual Meeting Minutes

August 25, 2016

Meeting began at 5:40pm.

Introduction of the Board of Directors:

President: Joyce Schweissing
Vice President: Carol Nichols
Secretary/Treasurer: Deb Jensen
Board Member: Gary Harrison (absent)
Board Member: Rachel Engelhart (proxy received)

Members present: Frank Schweissing, Les Nichols, Deanne Bazis. 22 valid proxies received.

Introduction of Heritage Team:

David Caldwell, Becky Jett

2015 Minutes were approved with correction to spelling of a member's name. M/S/C Approved minutes will be posted to website.

2017 Budget was discussed.

- Correction to be made to the number of units in the HOA--should be 169 [not 168]
- Proposed budget with correction as above approved. M/S/C [Approved budget will be put on website]

Old/Unfinished Business--None

New Business

- HPM will contact LiquiGreen as 3 homes represented feel that the mowing is not being adequately done--being left too long, whole lawn not being mowed [leaving portions completely unmowed]. HPM contacted LiquiGreen and mower decks will be adjusted 8/26/16.
- Questions about LiquiGreen contract were raised.
 - o Current contract goes through 2017.
 - o Leaf removal is the individual homeowner/tenant responsibility.
 - o Bushes/shrubs are trimmed 1 time per year [common areas and individual homes]
 - o Winterization of sprinkler systems [common areas and individual homes]
 - o Spring start up of sprinkler systems [common areas and individual homes]
 - LiquiGreen checks each system but they do not do repairs. Once the systems are tested, the clock/timer is turned OFF.
 - If repairs are needed, LiquiGreen will leave a note on the door with specifics and the individual homeowner is responsible for making those repairs.

- Individual homeowners need to turn the clock/timer ON when they want to start sprinkling their lawn.
- Weed & Feed applications are done 4 x per year [common areas and individual homes]
- Weed control in rock area is an ongoing process [common areas and individual homes]
- Colorado law requires that back flow prevention testing is done annually. [This applies only if individual homes have sprinkler systems installed.] **INDIVIDUAL HOMEOWNERS ARE RESPONSIBLE FOR SCHEDULING AND PAYING FOR THAT.** Homeowners should receive notice from Ute Water when that is due.
- Fences between units are addressed in CC&Rs, Art VII Sec 7.4. [CC&Rs are posted on the Spanish Trail page of the HPM website, www.hpmgj.com.

Nomination and election of Board Members:

- Carol and Deb each have 1 year remaining
- Rachel's and Gary's terms have expired.
- Floor was opened for nominations--none were received.
- No write-in candidates were received on proxies.
- Joyce is the only candidate on the slate. M/S to accept Joyce as a Board Member for 2017. Verbal vote was unanimous.
 - Board meeting dates and times will be decided at a later date.

The meeting adjourned at 6:15 pm.

Minutes taken by
Becky Jett
Heritage Property Management