

TRAILS WEST VILLAGE H.O.A  
BOARD OF DIRECTORS MEETING  
August 6, 20022

The meeting was called to order at 10:00 A.M. by the chairperson, Arlene Baker. Present at the meeting were the following remainder of board members: Lori Miller; Bart Butzine and Darrell Smeaton. A quorum was present.

Also present was Dennis Baker, who volunteered to take the minutes of the meeting.

- The first item for discussion was the new requirements under the recent changes to the Colorado Common Interest Ownership Act, C.R.S., 38-33.3-101, et seq., which requires the HOA to amend its policies and procedures, in the areas of delinquent dues and/or assessments and other changes such as the funding of a "Reserve Account" which is addressed, below.

Upon motion duly made and seconded, the Board appointed Arlene Baker to sign the documents required to bring the HOA under compliance with the Act. There was no dissent.

- The next order of business was a discussion of a Reserve Fund for funding the acquisition or repair of certain critical assets of the HOA, including but not limited to, the HOA's irrigation pump(s). It was noted by the chair that current legislative fiat requires that the HOA have a Reserve Fund and make review of the anticipated requirement to keep such fund within the next 6 months, and thereafter, no less than 10 years.

The Board agreed, with no dissent, that a Reserve Fund review should occur every five-year period, thereafter and HOA dues should be increased each fiscal year by ten (10%) per cent each year to maintain the Reserve Fund.

- A discussion ensued about the ongoing problems with the leak of water on the property of one homeowner from a breakage of the irrigation pipe running across such property. Heritage has hired a contractor dig up (the pipe is approximately seven feet deep) and find and fix the leak. The contractor believed they had found the leak and sufficiently repaired the leak, but when the water was turned on at the pump, the leak had not been found and/or there appeared another leak which was pouring out water with more force than had been previously observed. The irrigation was turned off the entire subdivision and remains off.

The Board agreed, with no dissent, that the leak and the repair to the landscape of the homeowner most affected is a liability of the HOA and that the current Reserve Fund be used to pay for such repairs. However, the Board has no estimate of the cost of such repairs. The Board appointed the Chair to speak to Barb at Heritage to obtain an estimate of those costs.

- The next discussion regarded the acquisition of a jockey pump to replace the broken pump at the HOA pond. The old one was acquired in 2007 from Monroe Pumps, and they do not have the parts to repair it. A discussion ensued about the cause of the failure of the current pump, and Darrel offered that it was clogged by mud and cattails. Then, there was a follow-up discussion of whether the HOA should wait to install any new pump until the pond was dredged and the cattails can be burned which can only occur during the months that the pond has drained and dried. The Chair noted that Heritage has commissioned a company(ies) to give the Board an estimate of cost of dredging. Initial speculation is that it will cost the HOA between Twenty-Five and Thirty Thousand Dollars.

A new pump was found by the HOA landscape company for approximately \$6000, plus taxes and freight, and the Board unanimously agreed that it should be obtained for such price.

- The discussion continued regarding the cattails in the pond. The common thought throughout the discussion is that we should dredge and burn the cattails before the new pump is installed, or it may suffer the same fate as the old jockey pump. We will have to drain the pond after the water is shut off and allow it to dry out before dredging and burning. After further discussion, the board agreed that we should go ahead and install the new pump as soon as possible so the main pump does not get overloaded.

Upon motion duly made and seconded, it was unanimously agreed that the Board authorizes and hereby directs Heritage to obtain appraisals for the cost of dredging the HOA pond.

- The ability of the HOA to pay for the repairs and equipment described above is in question. The Board discussed the ability of the HOA to levy a Special Assessment and in reviewing the Covenants of the HOA, the Chair found that a Special Assessment will require a two-third vote of the homeowners.
- The Board discussed whether the common area on Mirada could be xeriscaped and the water shut off. This would minimize water usage and mowing and weeding and fertilizing. The matter was tabled for further consideration.
- The Board discussed the possibility of placing a sign at the entrances to the HOA announcing the water availability with a "YES Water is On" or "NO Water is Off". The matter was tabled for further consideration.

There being no further business, the Board meeting was adjourned.