

# Niagara Village Homeowners Association, Inc

## Annual Meeting Minutes

November 30, 2015

Meeting began at 5:30 pm.

### Introduction of the Board of Directors:

President:	Manny Pena--resigned
Member at large:	Faye Smith
Member at large:	Linda Hoyle
Member at large:	Vic Stinemetze--resigned

Members present: Mike Drollinger [proxy from Valerie Dunker], Sharon Stephenson, Linda Rowland [new owner will be Ronda Plock who was also present]; Don & Teresa Fulmer [3 properties]; Randall Kurzon [proxy from Jose Alonzo]; Bonnie Davis. 2 other proxies were received.

### Introduction of Heritage Team:

David Caldwell, Becky Jett

NOTE: both are licensed Community Association Managers with the state of Colorado.

2014 Minutes were approved as written. M/S/C

Minutes for this meeting will be sent to Board for review and then posted on the website, [www.hpmgj.com](http://www.hpmgj.com), where members can view them at any time.

Old Business: None

### New Business:

- Discussion regarding using e-mail as main form of communication. HPM will send out a letter to all owners requesting their e-mail address and permission to utilize it.
- Discussion regarding enforcement of CC&Rs. HPM will take complaints of violations from any homeowner via e-mail, telephone call, letter, or note dropped at our office. The Board is asked for input and how they would like it handled. Once input is received from the Board, letters and/or fines are sent according to the procedure that was discussed, voted on, and passed at 2014 Annual Meeting. [see the minutes on [www.hpmgj.com](http://www.hpmgj.com), Niagara Village page]

### 2016 Budget:

- Several line items discussed at length.
  - Heritage Property Management increased monthly fees from \$150 to \$250. A list of services provided was given to all attendees. This is the first increase in rate since HPM began managing Niagara Village in 2012.

- Grounds Maintenance figures for 2015 and the budget number for 2016 were areas of concern. WD Yards has current contract; Board will consider other options for next year.
- Approval of 2016 budget will be deferred until the Board meets and can discuss options. M/S/C

Nomination of Board Members:

- Current Board Members [Faye Smith and Linda Hoyle] agree to retain their current positions for 2016
- Sharon Stephenson, Don Fulmer, and Randall Kurzon were nominated to be Board members for the upcoming year. Each was given a chance to speak as to why they would like to serve:
  - Sharon: Has experience on this type Board and wants to help improve Niagara Village
  - Don: Owns 3 properties in Niagara Village and wants to ensure the neighborhood remains a desirable area.
  - Randall: Wants to make difference in the neighborhood
- Vote done verbally and show of hands to accept the slate of candidates as presented. M/S/C
- Board meeting will held on Dec 5 at Village Inn at 9am.

The meeting adjourned at 7:05pm

Minutes taken by  
 Becky Jett  
 Heritage Property Management