

Minutes were approved as
written at Nov 15, 2016
Annual Meeting.

Cezanne Condominium Homeowners Association, Inc

Annual Meeting Minutes

November 16, 2015

Meeting began at 3:00 pm.

Introduction of the Board of Directors:

President:	Brian Sledge
Secretary:	Mary Ann Severin
Treasurer:	Barb TerLouw
Member at large:	Kelly Berg
Member at large:	Gail Gnirk

Members present: Lancer Livermont; no 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

Old Business: None

New Business:

- Reserves--currently have \$13,700 in reserve. This is not enough to take of unexpected expenses such as boiler(s) or roofs needing replacement.
 - Discussion ensued as to how much should be in reserves. Board will undertake a reserve study to determine expected future outlays and timeframe for those.
 - Discussion about how best to increase the amount in the reserve account.
 - Options discussed:
 - Raising dues--this was done in 2015
 - Special Assessment--one-time and all funds go directly into reserve account
 - Annual Assessment--yearly assessment of a set \$ figure dedicated to reserve fund
 - Decision made to have a one-time Special Assessment on Jan 1, 2016 with funds dedicated to reserve account. Once the reserve study is completed, the Board will consider other options. M/S/C (HPM will include this in a letter to Homeowners)
- Discussion regarding problems with pet waste. The question arose as to whether a restriction can be put on non-owners having dogs. HPM will research this issue.
- Landscaping issues and contract

- Replacing trees and bushes that have died was discussed. It was decided to allocate \$1000 in the 2016 budget for that use. M/S/C
- Board would like to have Peaceful Valley contract to review prior to renewing it. HPM will send a copy to BOD.
- Parking was discussed--how can it be enforced?
 - CC&Rs do not address parking
 - Parking policy is in place and is posted on website, www.hpmgj.com.
- Old sewer pipes continue to present problems. Letter mailed to owners and hand delivered to tenants in Aug 2015. Brian would like the same letter to go out again.

2016 Budget:

- Several line items discussed. See notes above regarding Special Assessment and Landscaping.
- Collections policy and enforcement discussed. Collections policy is in place and being enforced. Posted on website, www.hpmgj.com.
- Proposed 2016 budget with changes as discussed was accepted. M/S/C

Nomination of Board Members:

- All Board Members agree to retain their current positions for 2016
- No other nominations were received.
- M/S/C

The meeting adjourned at 5:10pm

Minutes taken by
Becky Jett
Heritage Property Management