

Minutes were approved  
at the Feb 23, 2017  
annual meeting.

# Garrett Estates Homeowners Association, Inc

Annual Meeting Minutes  
February 18, 2016

Meeting began at 6:30 pm.

Introduction of the Board of Directors:

President: Craig Hollowell  
Vice President: Sheryl Fitzgerald (3 properties)

# Members present: Larry Kempton (2 properties), Dolly Shumway, Julie Kaufman, Lore & Jeff Peacock. 2 proxies were received. [11 properties were represented]

Introduction of Heritage Team:

David Caldwell, Becky Jett

NOTE: David and Becky are both certified Community Association Managers through the state of Colorado.

2015 Minutes were approved as written. M/S/C. HPM will post these on the website.

2016 Budget:

- Discussion regarding the bottom line deficit in 2016 Budget .
  - # of homes is 55; not 54 as budget shows. HPM will amend the budget to reflect correct #.
  - Biggest expense items are
    - Grounds Maintenance
      - HPM will solicit new bids and present them to the Board
    - Irrigation system
      - Cleaning out the pump house--bill is split 50/50 with Diamond Ridge HOA. HPM will check with Diamond Ridge to ensure this is happening 2 times each year as agreed. HPM will check to see if costs can be brought down. Garrett homeowner has said he has a pump truck and can do it a much lower cost.
      - Pump was replaced in 2015 and that should not recur in 2016--homeowners feel that this line item can be reduced by \$1000.
      - Replacing the irrigation pump (bill was split 50/50 with Diamond Ridge HOA)
    - Water shares--Garret has 8 shares and these are totally separate from Diamond Ridge. Each HOA is billed for their respective shares.
  - Vote to approve 2016 budget with changes. M/S/C. HPM will post revised budget to website.

Old/Unfinished Business

- Quorum #s were addressed. Craig to consult attorney to see what would be involved in amending CC&Rs and Bylaws to bring the quorum # to something more reasonable.

#### New Business

- Kempton--release lien on house. HPM to release the lien.
- Violations
  - HPM to send letter to 651 Garrett [Gallegos] for numerous items

#### Nomination and election of Board Members:

- Bylaws state 3 directors
- Kempton volunteered to become a Board Member
- Current members are willing to continue to serve
- Vote to accept Craig Hollowell, Sheryl Fitzgerald, and Larry Kempton as the Board.  
M/S/C. HPM to get results of research to Board before they schedule the next meeting.

The meeting adjourned at 7:47 pm

Minutes taken by

Becky Jett

Heritage Property Management