

Meeting Minutes were approved at the April 17, 2018 Annual Meeting.

## Bell Ridge Homeowners Association

Annual Meeting Minutes  
April 25, 2017

Meeting called to order at 7:00 PM

Introduction of current Board of Directors:

- Dennis Finnan – President
- David Turner – Vice President
- Andrew & Alyson Rhoads – Resigned

Introduction of Heritage Property Management team:

- David Caldwell – Owner
- Debi Caldwell – Owner
- Becky Jett – Office Administrator (not present)
  - Both David & Becky are licensed as required by CO state law

Members present: Dennis & Ursula Finnan; Dave & Lauree Turner; AB Crisman; JR Clemmer; Patricia Corduban. 2 proxies were received from Matt Miller, Deborah Taylor.

Motion made to approve Minutes of April 20, 2016 Annual meeting. M/S/C

Old /Unfinished Business:

- Marijuana grow and growing structure resolved

New Business:

- Discussion regarding a standard policy for fines. Motion made that the Board of Directors adopt policies appropriate to enforce the CC&Rs by creating a schedule. M/S/C
- Motion made to adopt a Collection Policy that has been distributed to all homeowners. M/S/C
- Homeowner requested that when dues letters are sent out, Bell Ridge HOA is listed under Heritage Property Management on the return address on the envelope, so that homeowners will know who the letter is from.
- Discussion regarding a homeowner on Bell Ridge Ct who is working out of his garage. There is a concern about all the cars on the street. They are in violation of the CC&Rs. Board requested Becky to send a violation letter.
- Discussion regarding sending a letter to homeowners about contacting HPM for irrigation issues. The HOA is responsible for the main irrigation line. The homeowner is responsible for their own gate valve and pump. Homeowner suggested that Becky get bids on companies that will give a discount for blowing out and starting up. It was suggested Peaceful Valley be on the list. M/S/C

2017 Budget:

- Budget approved as amended with 2 corrections under income. (HOA Assessment (\$100 x 35 = \$3,500 and HOA Assessment \$200 x 35 = \$7,000). M/S/C
- Approved Budget will be on Heritage Property Management's website [www.hpmgj.com](http://www.hpmgj.com)

under Bell Ridge HOA.

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Nomination and Election of Board Members:

- No one volunteered to be on the Board.
- Dennis and David have agreed to remain on the Board.
- If you would like to volunteer, please call Heritage Property Management.

Meeting adjourned at 8:15 PM

Minutes taken by:  
Debi Caldwell, Managing Broker  
Heritage Property Management