

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: February 17, 2005
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Open Position
Treasurer – Charles Dohnalek – Present
Secretary – Vicki McCutchan – Not Present
Member at Large – Sharon Roybal – Not Present
Member at Large – Dawn Fields – Not Present
Property Manager – Laura Williams – Present
Shannon McKnight – Parker Police Dept - Present

Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Approval of Minutes

The minutes from January 2005 board meeting were presented for approval as they are. Len motioned for approval and Charles seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee – Vicki McCutchan (Board Liason)

Vicki was not present so there was no ACC report.

Roads & Grounds Committee – Len Price

SNOW REMOVAL – The snow removal contractor is doing an adequate job and we are currently under budget for the year.

WATER USAGE – The current water bill is \$28,529. Only one building exceeded 20,000 gallons but we will continue to monitor. Our rates have increased effective this month. They have changed out 7-9 meters from pit packs to meters that are attached to the building.

STOP LIGHTS – Spoke with Jack Hilbert. They will monitor traffic with a traffic counter.

RULES AND REGULATIONS – The first meeting was last week. We are bringing the Rules and Regs up to date with the new covenants. We are double checking with the new covenants for enforceability. The next meeting is next Tuesday at 7pm at our office.

BOARD POSITIONS AVAILABLE – There will be two (2) positions available at the next annual meeting. Please contact Laura at the HOA office or any member of the Board of Directors if you are interested or just want more information.

SECURITY SYSTEM – We are working on getting 3 bids to install this system. We currently have 2 bids that are \$2600-\$3000.

NEWSLETTER – If you have a letter for the newsletter, please submit it to Laura no later than next Friday.

FINANCIAL AUDIT – Bondi has finished the audit and will present their findings at the next executive session.

SPECIAL ASSESSMENT – Your payment is due the 15th. If you need to make payment arrangement not to exceed 6 months, contact Laura immediately. A 1.5% finance charge will added to the balance due on the last day of each month. If you don't make arrangements, your account will go to our attorney for collection procedures. The work on our project has started.

Communication from Homeowners

There was no homeowner communication.

Financial Report – Charles Dohnalek

Broke reports into two pieces so that we can compare actual to budget.

Painting Assessment – Through today, we have collected \$436,000 of the money due for the special assessment, which is 65%.

Monthly Drawing

Gwen Wilhelm won the drawing for the gift.

The meeting was adjourned at 7:50 pm.