

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 19, 2005
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – Open Position
Treasurer – Charles Dohnalek - Present
Secretary – Open Position
Member at Large – Sharon Roybal – Present
Member at Large – Dawn Fields – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00 pm.

2. Approval of Minutes

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

3. Officer/Committee Reports

Architectural Control Committee –

The ACC committee looking for a change in screen/storm door color through the rules and regs committee. New colors to be approved are white or bronze. Black doors already in existence to be grandfathered in.

Roads & Grounds Committee – Len Price

Sprinkler System– To be turned on for watering 2 times/week, twice/day at 15 minute intervals.

Painting Project – The carpenters are doing a good job. Already 1/10th done. Looking to be on schedule for finish in August.

Landscaping – The landscapers have sprayed for weeds.

Water Bill – \$27,000- slightly up from last month.

Rules & Regulations – The Rules and Regs are now up for approval through the board. Board to review and looking to have a random meeting in July to go over thoughts and decisions on them.

Security Camera – Installation and set up of camera's to be completed before the pool opening on May 28th.

Reserve Study – Steve Bradley has completed the new reserve study. Steve wants to see a projected

savings of \$233,000 per year saved. The board will also begin discussing how dues will be increased to provide this savings at the July random meeting. Possible scenario list passed out to homeowners at tonights meeting.

Water Meters – Len discussed that if at some time it is decided that the homeowners will be responsible for their own water meters, approx. 37%-42% would be saved on monthly dues.

Homeowner Communications – *(total of 4 homeowners present at meeting)*

Dave Brittain– Sprinklers came on and water overrunning along Briarwood off of hill. *Laura to look into it.*

- 19815 Briarwood has tree hanging onto neighbors property and common area. Who cuts it? *Len approved the removal of the trees limbs.*

?– Neighbors dog barking until 2 a.m. and runs freely. Have asked neighbor to take care of the dogs barking and running to no avail. What is the next step? *Call the police and contact Laura. Laura can send a warning, and if ignored, then a fine will be issued.*

Financial Report – Charles

Operating Expenses – We are currently operating at approximately \$83,000 under-budget to date. Biggest save was not having to use as many funds for snow removal. Current assesment amount still due to the HOA is \$99,289. \$106,000 has been paid out for carpentry work done so far, out of a bill of \$900,000. All summary categories are under budget.

Old Business –

The only old business is the painting project and we discussed it earlier.

We still have two open board positions, and there will be a third open as of the annual meeting in July. This is the end of Len’s term and we are looking for interested homeowners.

New Business –

Pool Opening will be on May 28, 2005. We will have our annual Pool Opening Party. Anyone who would like to volunteer to assist with set-up, the party or clean-up, please contact Laura at the office.

Gift Certificate Drawing – Dave Brittain won the \$25 gift certificate to Potter’s Restaurant.

The meeting was adjourned at 7:25 pm.