

February 27, 2010

Providence Highlands Home Owners Association
Annual Meeting Minutes
Meeting held at Riverwoods Conference Center
5:30 - 7:00 pm

Number of lot owners that attended - 21

- 2009 budget review - Robert presented with limited feedback. Question was raised as to the tree money that was spent, but nothing else was questioned
- 2010 budget review - Robert presented and reviewed with members the budget in detail. Little feedback was given from the members
- CC&R changes - Bill reviewed with following comments
 - Amendment 1 - no comments
 - Amendment 2 - no comments
 - Amendment 3 - no comments
 - Amendment 4 - some discussion on "rear yards"
 - Dave Clark asked how to enforce
 - Mark Meeker discussed the importance of putting in a backyard as he has had to deal with the empty lot behind his.
 - Members asked if there was a time period allowed to get the back yard in, Bill provided the answer that it needs to be approved by the ARC
 - Amendment 5 - lengthy discussion
 - It was concluded, by a motion by Mark Meeker and a second by Dave Clark and a strong opinion from Adam Campbell that the wording of the amendment be changed so the HOA has some responsibility to the repayment of the mailbox if it is an empty lot
 - Discussion included:
 - Making sure the fee was added at time of closing - if this is the case then HOA would pay for the mailbox and then have it reimbursed
 - How to get the empty lot owner to pay
 - Discussion was "tabled" until board member can rewrite the amendment
 - Recommended that Adam Campbell be apart of this as he had a strong opinion about it
 - Amendment 6 - limited discussion, question was raised by Ryan Davis what wattage should be used on the light
 - Amendment 7 - discussion
 - Member all agreed on a fine
 - It was decided by members that the fine would go into the general fund
 - Mark Meeker brought up the point that the fire department can issue a citation to the lot owner if the weeds are a fire hazard
 - Amendments were voted on
 - Only 21/70 lot owners were present, consisting of 30% of the total. So, the ballots will need to be sent out and returned to pass the amendments
 - Landscaping review - presented by Bill

- Members agreed that fines are reasonable
- Discussed that before a fine a warning letter needs to be sent in writing
- Rocky Mountain Power project was discussed. Robert to follow up with a the lady from RMP to confirm that April meeting at 6:30 pm to discuss.
- Emily Merkley and Jon Brenchley were replaced as board member
 - Emily was replaced because she moved in October of 2009
 - Jon replaced as term had come to an end
- Following people were nominated:
 - Richard Singleton - 3 votes
 - David Clark - 11 votes
 - Ellen Donly - 15 votes
 - Amber Peck - withdrew from the voting
- New board members that will serve three year terms are:
 - David Clark
 - Ellen Donly
- Members were encouraged to come to the monthly meetings to add value
- Open discussion - no discussion

Meeting started at 5:45 pm

Ended at 7:00 pm