

## **ARBORS AT MOUNTAIN SHADOWS COA, INC.**

### Annual General Membership Meeting Minutes

November 12, 2008

The minutes for the 2008 annual meeting cannot be adopted by the general membership until the 2009 meeting.

Present were: Roberta Ringstrom, Acting President; Peg Roach, Vice President; Chris Wright, Acting Treasurer, Kelly Hodge, Acting Secretary.

Roberta Ringstrom, Acting President, called the Annual Membership Meeting of The Arbors at Mountain Shadows to order at 6:38pm.

It was reported that 54 members, including proxies, were present, constituting a quorum.

Kelly Hodge read the 2007 Minutes from the Annual Membership Meeting of The Arbors at Mountain Shadows, COA, Inc., There being no additions or corrections to the Minutes; it was moved and seconded to approve the Minutes. The motion carried unanimously.

The meeting was opened up to a Members' Forum for questions and answers. An owner brought up a concern to the Board regarding a letter she had received this year asking her to remove a garbage can on her porch or face a fine. She was also told she must remove hanging flowers from the stucco. The owner advocated adjusting the bylaws to allow flowers and decorations to be hung from the stucco on porches. President Ringstrom explained that there are policies and procedures, but the Board wants to be reasonable. She asked that the owner send an e-mail to: [arborsboard@gmail.com](mailto:arborsboard@gmail.com) explaining the situation, and the Board would look into the situation.

A concern was brought up by an owner regarding a party being held at the pool over the summer where individuals were drinking alcohol in glass containers. Vice President Roach explained that she was aware of the situation, and asked the individual to stop, which he did, in addition to apologizing.

As the last item in the Members' Forum, President Ringstrom reported that response time to members' questions and concerns had improved greatly, and in most cases it was only minutes or hours until a resident received a response to an e-mail. Things are being reported and they are being repaired. We have found good contractors and things are improving.

The first item for discussion under New Business was the COA's Master Insurance Policy. The COA's master policy was up for renewal on November 11, 2008. A renewal was signed. It was decided to stay with Van Gilder, our Insurance Brokers, as they are doing a good job of searching for the best deals. The actual policy is by Travelers. They were going to raise the deductible to \$5,000 per building for wind and hail damage. However, Linda Engle, our representative with Van Gilder, talked them out of it. At a time to be decided in the future, Linda will be available at the clubhouse to answer owners' questions about personal insurance and to distribute written information.

The second item for discussion under New Business was the Financial Report. Acting Treasurer Chris Wright reported a Reserve Account balance of \$40,951.13, a checking account balance of \$17,661.59, and a savings account balance of \$20,015.55. The reserve account total includes two CD's, each in the amount of \$12,500, earning 3% annually. There were no questions about the financial report.

Next, Acting Treasurer Wright reported that the Board of Directors prepared a proposed budget for FY 2009 and distributed a copy to the members in attendance. She thanked Joy Jones, Joe Roach and Roberta Ringstrom who served on the budget committee, for the help in developing the budget. Acting Treasurer Wright went through the budget line-item by-line-item explaining exactly how the numbers had been arrived at. She explained that the 2009 budget reflects a three percent increase in COA dues.

Items taken into consideration during the development of the budget included actuals from the FY 2008 budget and estimates including, for example, increases projected by the City of Colorado Springs, in areas such as water, electric and gas. Other areas taken into consideration were snow removal, insurance, the clubhouse and social expenses, general maintenance and repair, landscaping and landscaping maintenance contracts, trash removal, hot tub and pool, irrigation repairs, painting, street maintenance, fire safety maintenance, wastewater and storm water.

An owner asked the board about the warranty on painting. There is a five-year warranty and owners with concerns are asked to contact DeCarlo's Painting directly at 719-495-1300. An owner asked about the \$100 monthly charge for a telephone line, and it was explained that having a phone line is mandatory for the ADT alarm system.

A discussion between the Members and the Board ensued regarding the three percent increase in dues, with a specific focus on the new clubhouse expense of \$70.00 per month for cable and the purchase of the television. An owner was concerned that this was money was not being spent wisely. President Ringstrom explained that the Board wanted to open up the clubhouse to resident use to promote a friendlier and open community. She also explained this is an amenity that benefits the community's property values and promotes a safer community by encouraging residents to get to know one another. Finally, it was pointed out that the decision was made at an open Board meeting, with the unanimous approval of approximately 40 residents that were in attendance.

An owner suggested other ways to save larger amounts of money, by way of ensuring that the lawn isn't overwatered. He suggested the sensors be looked at, as the sprinklers are not shutting off in the rain, and that the community look into a "zeroscaping" plan for landscaping in some areas. Another owner, with a background as a landscape architect, agreed with this idea and suggested there are easy ways to save money on water. President Ringstrom agreed these were good suggestions for the Board to look into.

Another discussion ensued regarding the reserve fund and what the COA would do with additional funds. President Ringstrom and Treasurer Wright ensured the Members that any excess money would go into the reserve fund, and that \$1,250 per month would be deposited into this fund. They reiterated how important a reserve fund is to avoid the possibility of special assessments in the future for major items such as roof repairs.

There was a five minute recess prior to the annual elections.

President Ringstrom explained that the directors' terms are staggered in accordance with the Articles of Incorporation. She further explained that the owners would be voting on two directors whose terms would run from 2008-2009, one director whose term would run from 2008 to 2010 and one director whose term would run from 2008-2011. It was reported that the newly elected Board of Directors would meet within ten days after the Annual Meeting to elect Officers. Officers are elected for one year only.

All candidates gave a brief statement as to their intentions as members of the Board of Directors. President Ringstrom thanked the only incumbent, Peg Roach for her leadership during the difficult time when the other members of the Board of Directors resigned, specifically, designating Ringstrom and Wright only as interim acting directors, so that the members may vote on permanent directors.

President Ringstrom asked for nominations from the floor. There being no additional nominations, owners were asked to vote. The following votes were cast:

- 1) Kelly Hodge (54 votes)
- 2) Roberta Ringstrom (52 votes)
- 3) Roger Shepard (49 votes)
- 4) Chris Wright (50 votes)

Jill Jansen decided to remove her name as a candidate for the Board of Directors before members present voted, but she had received seven votes via proxy.

The Board of Directors for 2009 will be comprised of Kelly Hodge, Roberta Ringstrom, Peg Roach, Roger Shepard and Chris Wright.

Peg Roach announced that Kelly Hodge, Roger Shepard and Kim Shockly have been appointed as the Nominating Committee for the 2009 Annual Meeting.

It was moved and seconded to adjourn the meeting at 7:50pm. The motion carried unanimously.