

Board of Directors held their regular meeting on Monday December 16, 2013.

Homeowner concerns: None.

COMMITTEE REPORTS:

POOL:

- The board/pool committee wants to be involved if lifeguards are to be interviewed over the winter break.

LANDSCAPE:

- Bob is continuing to ask the landscape contractor to do leaf cleanup.
- The board was given a proposal for new rocks around the perimeter of the neighborhood.
- The concrete work on the cul-de-sac channels should be done soon. The cost will be about \$9700.
- A proposal for fence staining was received and should cost about \$18,500.

TENNIS:

- The committee will look at toilet options in the spring.
- The windscreens will be rolled up after the holidays.

DESIGN REVIEW:

- Homeowners need to be familiar with the Residential Improvement Guidelines which supplement and clarify the Covenants of the Association. The Guidelines are available on the website if a copy has not been provided or you may contact Mary Templin for a copy. Homeowners making improvements to the outside of their houses need to contact the Design Review committee for approval before making the improvements. Any improvement not approved may need to be removed.
- Dog runs are not allowed under the Residential Improvement Guidelines.
- The committee is looking at several playhouses in the neighborhood. They should be removed when no longer used as a playhouse and cannot be converted to storage sheds. The committee will look at dimensions of playhouses.

MEMBERSHIP:

- Annual dues for 2012 and 2013 have still not been paid by in full by 2 homeowners. Liens have been filed for those not paying.
- Eighteen home sales have closed this year.
- There is currently only one home for sale.
- The board decided that homeowners who are delinquent will not have the option of paying the current year's assessment in installments.

SOCIAL: No report.

NEW BUSINESS: Two new bills have been passed by the State of Colorado concerning homeowner associations. One bill requires that any person who manages the affairs of a HOA for compensation needs to obtain a license from the director of the division of real estate. The board will review this requirement at a later date. The other new bill is regarding collection policies. The HFII collection policy will be revised to be in compliance.

The next regular board meeting is January 20 at 7:00 PM. at Ann Peterson's home.