

**COLONIA VERDE ANNUAL MEETING MINUTES  
FEBRUARY 4, 2008**

**DRAFT COPY UNTIL 2009 ANNUAL MEETING**

Meeting called to order at 9:00 a.m. by President Joey Curtis. Board members in attendance: Bob Ferguson, G.J. Spilde, Gloria Williams, Dee Ruelas, John Carlson and Fred Hambly.

Pres. Curtis announced that minutes of last years annual meeting were mailed to all residents the first week of January 2008 and asked if there were any corrections or changes. None were received from the floor. Burt Lubliner moved to approve the minutes as written, second Bryan Schwartz, passed by a voice vote from those present.

Pres. Curtis advised that the 2008 budget was also included in the packet mailed to every homeowner and asked for questions from the floor regarding same. No questions were asked at this time.

Pres. Curtis recognized all present and absent current CVHOA board members and thanked them for their service.

Pres. Curtis then called for a report from the teller on the election of new board members. Teller Lenci Loring advised that the Tellers were not quite ready with their report.

Pres. Curtis opened the floor for comments and questions.

Burt Lubliner asked that more people attend the monthly board meetings and participate in the community through committees, etc. if they had concerns about how the elected board operates. He thanked the current board for their hard work in updating our operating documents and stated that he felt this board had extended themselves more than any board in the last nine years. He also pointed out that this was the first time in the history of CV that we had a true election for the Board of Directors. In the past the board has presented a slate of candidates for ratification.

John Carlson spoke up regarding the current board's decision to investigate a property management company. He addressed the how's and why's and pointed out that once the board decided to move forward with the possibility of a property management company and the affected employees had been advised, they notified each and every resident in the community individually.

Bill Carter asked a question about the long range plan for the community. He wanted to know where the \$40,000.00/year that is being collected is going. Treas. Gloria Williams responded that those funds will be maintained in a separate account for capital projects. The new board will determine the priority of work. She stated that in the past, several years ago, those funds were commingled with the operating funds. Proper accounting methods are now in place.

Mr. Seltzer wanted to know why Landscaping costs keep rising and further stated that he didn't think we needed to maintain the community to the degree we currently sustain. He said we have the highest dues of any homeowners association he knows of and friends of his get much more for their dues than we do. Gloria pointed out that we have ten acres to take care of and costs keep increasing as vendor's costs rise, that is reality.

Jack Olwine asked how we would cover the deficit in the 2008 budget and Gloria referred him to operating money market account as stated on the balance sheet. Jack then listed several infrastructure items that are old and could fail at any time, i.e., sewer lines and irrigation systems and wanted to know what/how we would handle these excessive expenses. Gloria referred to the long range plan and pointed out that we were just starting to prepare and that this should have been begun 30 years ago. Gloria pointed out that the budget had been deficit for the last five years in a row, to the best of her knowledge, and that without the capital long range fund that we began last year, we would be out of funds in the next few years.

Mark Brook announced that the budget is only one person's idea/plan of how things should be done (secretary's note: see December 2007 CVHOA Board of Directors meeting and CVHOA By-Laws. The budget is created by committee and passed by the entire board of directors.) and is not set in stone and everyone in the community should have input into how the money is spent. Mr. Brook spent a good deal of time discussing bush trimming and when asked why he did not bring his concerns up at monthly board meetings he stated that the nine people sitting around the board table intimidated him and he wanted more things discussed in community meetings as he was more comfortable talking to a large group of homeowners.

Bryan Schwartz spoke on the 2008 budget and expenses as set forth in the projected budget. He reminded everyone that we have an exceptional community that is maintained very well and that is probably the reason we choose to live here and that such maintenance is expensive. He pointed out that water continues to escalate and we have made several efforts to reduce our need for water. i.e. removal of grass, plants that require little or no water, etc. He suggested that perhaps each homeowner should have their own water meter.

John Carlson asked that those present become more active in the community, serve on committees, run for a board position and attend meetings if they want to have a voice in how things are done.

June Behan spoke up and said she knew of communities where individual homeowners had water bills higher than our monthly dues and she suggested that if our landscaping costs and decisions were a concern to individuals in CV, they should volunteer to see just what the challenges are and how they are handled. She complemented the landscape chair on his attention and response to requests.

At this time, Teller Lenci Loring announced that she was ready with the vote, that a total of 119 ballots were received, the quorum was met, and the following persons had been elected:

Three year term: Kent Driesboch, Jim Kelly, Ron Sipp, Mike Zonnefield

Two year term: Mindy Faulkner

One year term: Nancy West

Joey Curtis reminded anyone who had not picked up their copy of the operating documents to do so.

There being no further business, the meeting was adjourned.

Respectfully submitted by:

Dorinda Ruelas  
Outgoing Secretary CVHOA