

DRAFT  
ANNUAL MEETING COLONIA VERDE HOMEOWNERS ASSOCIATION  
MONDAY, FEBRUARY 7, 2011

Bobbe Dexter, President, opened the meeting at 4 pm.

The Minutes of the February 1, 2010 Annual Meeting was read and approved.

Gloria Williams, Treasurer, reminded those attending that the \$5 increase in assessments would be effective March 1, 2011. This increase is due primarily to increased operating costs such as water which has increased 33% since 2005. Increases are expected to jump 25% by 2014.

Emil Bair and Bob Ferguson reported that the implementation plan to put water flow meters on every home is underway. Five of the six meters that serve common property have been installed and usage is being tracked.

John Carlson, Architectural Control, reported that the committee is working on a palette of eight colors with trim that should be ready for presentation to the Board by the end of March.

John also reported that in 2011, most of the paving expense will be devoted to sealing. He also said that paving of curbs will no longer be allowed based on Board direction.

Ron Sipp, Pool Chair, reported that the cold pool cannot be patched as requested by a percentage of homeowners from the Pool Survey that was sent out. He suggested that another survey should be sent out asking if the cold pool should be emptied for the year while a study is down on pool usage. He also said solar panels could be placed on the structure at the cold pool allowing for year round heating.

Joey Curtis, Women's Association, reported that decorating improvements had been done to the clubhouse in 2010-2011.

Mike Zonnefeld, Insurance, reported that 70 homeowners have not complied with the CC&R's that requires proof of insurance of their homes to be on file in the office.

Tom Gardner, Long Range Planning Chair, reported that he had completed a new schedule of assets for the association working with the property manager to compile this. Paving costs above a norm will be paid out of LRP in the future. The Board has adopted a policy statement to clarify the purpose, procedures and limitations on the use of the Capital Asset Reserve Fund.

Jane Raimondi, Outreach, said that she has a long list of people who have volunteered for meals and driving neighbors to appointments. She has also worked on pairing singles who phone each other daily to insure that all is well with each of them. The File of Life has been distributed to most residents. If more information is needed, please call Jane.

Jean Ferguson, Welcome Committee, reports that she takes a packet to every new neighbor and a baked product. She also includes the File of Life in the packet.

Bobbe reported that she and John Carlson had met with JJ to outline accomplishments in 2010 and to establish goals for future accomplishments.

Jack Olwine, Teller Chair, reported the following elections to the Board of Directors for three year terms:

116 votes cast	
Nancy Geiger	89
Annette Green	72
Leo Jordan	63
Ron Sipp	62

Respectfully submitted,

Joey Curtis, Secretary