

**CURECANTI TOWNHOMES ASSOCIATION.**  
**Annual Meeting of the General Membership**  
**June 13, 2019**

1. **Call Meeting to Order/Roll Call:** The annual meeting of the Curecanti Townhomes Association general membership was held at the home of Fred & Terri Stinson (108 Bambi Lane). Roll call was taken by having members present sign in. Twelve members were present and two proxies were presented. A quorum having been met, President, Fred Stinson called the meeting to order at 6:30 p.m.
2. **Proof of Notice:** A copy of the notice of meeting mailed, emailed or hand delivered to all members on June 1, 2019, was presented.
3. **Reading & Approval of Any Unapproved Minutes:** There were no unapproved minutes.
4. **Reports of Officers and Committees:**
  - a. **President's report:** Fred repainted and restained the entrance since. The lawn maintenance crew pulled out dead trees, trimmed trees, cleaned up the overgrowth in the open space between Bambi Ln and the irrigation ditch and cleaned out gutters. Several sprinkler system repairs were needed this spring. A rain sensor was installed on the sprinkler system which will shut off the sprinklers when it rains 1/4". Fred also expressed his frustration when members expect him to intervene in what he feels are personal conflicts between members and go beyond his duties as President. He stated he is willing to resign as President if someone wanted to take over the position.
  - b. **Treasurer's report:** As of May 31, 2019, the Association had \$8,155.88 in checking, \$5,044.89 in Savings (reserve to cover insurance deductible) and a certificate of deposit in the amount of \$5,840.00. It was noted that the CD and been moved from a 15 month .400% interest bearing CD to a 15 month 2.25% interest bearing CD. Account's Receivable had a net balance of (\$1,305.00) due to prepaid HOA dues. 2019 year-to-date revenues exceed expenses by \$2,989.20; however, there was a deficit of \$10, 294.93 for 2018. After a review of various expense items, a motion was made, seconded and carried to accept the Financial Statements as presented.
  - c. **2020 Proposed Budget:** The proposed 2020 Budget, which showed projections if dues were to remain the same, raised to \$130, \$150 and \$175 per month, was reviewed. Great Escaped Landscaping rate changes (ie. the cost to mow went from \$300 per time to \$425, a 42% increase) and the overall increase in various other costs were also discussed. Anyone interested in getting bids from other lawn maintenance crews should feel free to do so and present them to the board. However, it was noted that Geoff Berg of Great Escape Landscaping does provide more than a mowing service and finding one company willing to do everything may be difficult. There are a couple decks that need repaired and windows that need replaced. The age of the buildings and the need to set aside capital improvement funds was also discussed. Sarah Judson stated that State guidelines recommend an amount equal to 10% of the operating expenses be budgeted to Capital Improvement Reserve but the amount could not exceed 20%. Therefore, a few amendments were made to the proposed budgeted expenses and reserve funds. Fred stated he was more concerned about drive-ways than the roofing, which has a 30 year warranty, or siding. He offered his power washer to anyone who wanted to clean and caulk the cracks in their driveway. Everyone was reminded DO NOT USE SALT ON DRIVEWAYS. Sand or kitty litter is a great alternative. By doing what can be done as responsible homeowners regarding general, routine maintenance will help cut the Association's costs and extend the life of the units. Following a lengthy discussion, a motion was made, seconded and unanimously carried to raise the dues to \$175 per month effective July 1, 2019 and to adopt the corresponding 2020 Proposed Budget as amended.

5. **Unfinished Business:**

- a. **Covenant Changes:** Diane stated that only research has been done. She also noted that the current covenants are still the construction covenants and the headings should be changed. Fred read a portion of the June 28, 2007 annual meeting minutes addressing attorney Jill Norris' recommendations regarding changing the covenants. Due to the high cost of amending the covenants, Jill recommended "the proposed covenant amendments that were voted on and approved... be rewritten under "Rules and Regulations" which are created, maintained, and occasionally updated by the board members." A copy of the current Rules and Regulations was attached to the handouts for the meeting. Everyone was encouraged to first try to resolve neighbor issues among themselves and to respect their neighbors. Even though the front and back yards are common areas, there is no real need for anyone to be in someone's front or backyard uninvited. The boards ability to set limited common areas was discussed.
- b. **Dumpster Sign:** Merne would like approval of a draft/sample of the sign before putting it up.

6. **New business:**

- a. **Weed Spraying:** The lawns are scheduled to be sprayed on Friday, June 21<sup>st</sup>. Owners of units 42, 50 and 65 stated they did not want their backyards sprayed due of small children and/or pets and that they would take care of any dandelions and weeds themselves. It was noted that the spray used is the same stuff used at the public parks and was safe.
  - b. **Railroad Tie Boxes:** The railroad tie boxes between driveways need to be refinished to preserve the wood. Fred proposed the Association buy the stain and homeowners provide the labor to the box in their driveway. A motion was made, seconded and carried to buy the stain and provide it to homeowners as proposed.
7. **Election of directors:** It was decided to increase the number of board members to 5. Upon motions made, seconded and unanimous votes, Bob Knight was elected to the existing 3-year term and Bobbi Overturf to a 2-year term on the board.
8. **Adjournment:** There being no further business to come before the general membership, a motion was made, seconded and carried to adjourn the meeting at 8:12 p.m.

Approved:

Signature

Title

Date