

PCM HOA Meeting – 7/21/02 - 2 p.m.

Attendees: Bill Quinlan – President, Amy Keutzer – Secretary, Mike Keutzer – Treasurer, Bob Yaklich – Board Member

Call for Order, Call for Quorum, approval of last minutes.

Secretary Report –

- 1.) Coleman paid past dues.
- 2.) Block 2 – lot 16 we now know who owns, owners contacted for dues – should be final lot unpaid.
- 3.) Discussion of Coleman's property. Coleman claims progress on lot buildout, but progress is just moving dirt. Does this constitute progress in the eyes of the HOA?
- 4.) Secretary received memo from Richard Legeza – Block 1, lot 37. Letter was sent to title company when Rich purchased lot stating no assessments or back dues were owed on property. Rich questions whether lot clearing falls under this letter. Board decides 3 things: An assessment is a special debt to HOA owed by owners, lot clearing is an obligation. Include lot clearing information in further correspondence to title companies/realtors (Amy to rework form letter). Grant Mr. Legeza extension to August 1, 2003 to clear lot. Motions passed.

Treasurers report –

- 1.) Board discusses what to do with monies in checking account – currently \$16,000. Board votes to put half of monies into interest bearing CD account – approximately \$8,000. This is a conservative amount, but will give us cushion for monies owed for summer/winter party, electrical, and any obligations for lawyers.
- 2.) Party discussion – Good summer party, all went well. Smokin' Moes will send me the bill. Representatives were in attendance from t. Jim Houlihan from Grand County Fire and Billy Summerland from Grand County Forestry Service were in attendance of the party. County can spray our road sides for weeds and plant native vegetation if needed. Good information for future newsletter.

Lot clearing –

- 1.) Bill Quinlan to re-assess lots for clearing. Board to take further action when status of lot clearing is known.
- 2.) What to do with owners who have not cleared lots? Negotiations are underway with Mr. Yaklich to clean lots on a cost plus basis to then be billed to HOA who will lien owners for costs. Preliminary agreement only – details to be worked out later.

Winter meeting –

- 1.) November 23<sup>rd</sup> slated to be date for winter meeting. 6 pm at place to be determined in future meetings. Vintage private room or Pauls Creekside in Silver Creek are possibilities.
- 2.) Board to discuss further progress for winter party at next meeting.

Miscellaneous Items –

- 1.) Discussion turns to signage. Covenants explicitly state 1 for sale sign per lot. 2 lots -Bob's office and Church - are zoned commercial, but covenants make no distinction of Commercial or residential, so restrictions still apply.
- 2.) Bob to send software copy of Covenants to Board members.
- 3.) Pond. Need to have sign posting to inform people of dangers of usage of the pond. Board to take field trip to pond after meeting to discuss how to sign pond, and look at general condition of pond. Bob to work up and submit design for shelter/outhouse, and we will go forward with sending out vote to homeowners for incurrence of extra costs thereafter.

Meeting in August TBD.

3:30 - Meeting adjourned.