

CARLSON FARMS ANNUAL HOMEOWNERS MEETING MINUTES

Thursday, October 15, 2015

7:00 pm

1. Call to Order at 7pm.

- Of the 365 homes in Carlson Farms subdivision there were 3 homes represented by homeowners and two who were running for a Board position.
- Food and drink was provided for the homeowners.

2. Introduction of Board Members

Board members present were Ashley Otto, Leslie Hunt, Tiffany Villavicencio, Bill Harvey, Scott Kenyon (Treasurer) and Chris Richards (President)

3. Treasurer's Report

The treasurer's report was presented by Scott Kenyon.

4. Budget for 2016

The budget for 2016 was presented by Scott Kenyon and approved by the Board.

5. Speeding and Neighborhood Watch (Chief Brian Phillips, Johnstown Police Department)

- Chris Richards introduced Brian Phillips, Chief of Police for Johnstown who spoke to the homeowners for about 30 minutes.
- Chief Phillips talked about speeding in the neighborhood.
- Discussed the addition of a light at Carlson Blvd and Hwy 60.
- How homeowners can help the police department.

6. Covenant Update / Introduction of David Firmin, Hindman Sanchez attorney

- Bill Harvey presented why the Covenant needs to be updated.
- Chris Richards introduced David Firmin of the law firm Hindman Sanchez to answer questions from the homeowners.
- David discussed the need for the update to bring the Covenant in compliance with Colorado state law (CCIOA)
- Homeowners will be asked to approve the updated Covenant as 67% is needed to pass.
- No major changes will be made to the Covenant, the main purpose is to be in compliance with CCIOA and incorporate approved amendments.

7. Board Election

- Due to the low homeowner turnout, the two homeowners running for Board positions could not be voted on as a quorum is needed for the vote to take place.
- Leslie Hunt and Bill Harvey are leaving the Board. Chris expressed his thanks to them for serving.

8. Pool Update

Chris presented an update on pool issues and the installation of a new pergola for the pool.

9. Landscape Update

- Chris presented an update on landscaping issues, tree and shrub replacement and improvements for next year.
- Chris discussed sprinkler issues and the need to conserve water by repairing leaks and looking towards more xeriscaping.

10. Facebook

- Tiffany Villavicencio presented Facebook to the homeowners and talked about how it would help the subdivision come together and share news and events.
- Carlson Farms Community is the Facebook name the subdivision.

11. Contests: Best Christmas Lights / Best Yard

Tiffany talked about a contest for the best Christmas lights this year to be determined by the homeowners on Facebook. The winner would receive a \$25.00 gift certificate to Ace Hardware.

12. Questions, Concerns.

- Question regarding what the expected life of a pool is. Chris indicated pool life is approximately 15 to 20 years. The Carlson Farms pool is approaching 15 years old.
- Question regarding why we cannot have a traffic light installed at Carlson Blvd and Hwy 60. Chief Phillips indicated it was a CDOT decision.
- Question regarding the ownership of the sidewalk at the end of Carlson Farms. The town owns this property.

13. See the attached Power Point presentation for more information.