

Carlson Farms Annual Meeting Minutes

November 17th, 2016

- Call to Order at 7:01 PM.

- **Introduction of the Board Member**
 - Chris Richards- President
 - Tiffany Villavacensio
 - Scott Kenyon-Treasurer/Secretary
 - Also present was Sandra Oldenburg-Manager of Poudre Property Services (PPS)

- **Open forum to Covenant changes and voter approval**

Chris opened the floor to the homeowners for any questions or concerns they had.

 - Homeowner question regarding the updated covenant sections.

Chris explained that the updates to the covenant did change delete and add new information but did not substantially change. There were two existing sections that were clarified: §3.5 which clarified noise and § 3.25 which clarified the definition of a commercial vehicle. The majority of the updates were to remove some of the original language regarding street addresses that no longer were valid and correct language regarding the plat and update any discrepancies to any governing language. Chris explained that there needed to be a quorum either at the meeting before there could be a vote on the update or there would need to be 67% of homeowners ballots received. To date we do not have 67% of the ballots returned.
 - Chris explained why it was necessary to update the covenant. The covenant is over 16 years old and contained language and information that was no longer accurate. Some of that information was inaccurate addresses from the covenant. This could potentially be an issue that the attorneys could have to deal with in the future that would incur further attorney fees.

- A homeowner questioned how the covenant section regarding the noise level would be determined. Chris explained that at least 2 Board members would have to verify the noise level, the Board would not issue a courtesy notice or fine based only on a noise complaint, it would have to be verified.

It was necessary for Chris to leave the meeting. The rest of the Annual meeting was conducted by Tiffany and Scott.

- **Covenant A&R**

Tiffany and Scott again explained the changes to the covenant regarding updating with the most current Colorado laws, clarification of the sections regarding noise and the commercial vehicle definition, the removal of addresses that were not valid and correction of the plat. Tiffany also explained that to date there were 144 signed ballots returned to PPS. This is despite 2 mailings from PPS regarding the changes and a copy of the old covenant and the covenant with the changes or additions red lined, a notice on Facebook regarding the same information and letters to the homeowners from the president of the HOA (Chris Richards). The covenant updating issue will be pursued after the first of the year to see if more homeowners return their ballots.

- **Open discussion**

- A homeowner suggested possibly putting up some type of “stand” in a central location for community announcements. Chris indicated that this had been discussed by the Board in the past but had not come to any decision regarding this. Chris will look further into this type of item to consider in the future.
- A homeowner noted that the signage in the green spaces needs to be replaced. The sun had made parts or all the signage illegible. Chris will look into which signs need to be replaced.
- A homeowner noted that the signs at the pool are also badly faded and are not legible. Tiffany indicated that these are being replaced.
- A homeowner asked if there was a specific time for adult swim at the pool. Tiffany and Scott thought there was a specific time for adult

swim but were not sure. Chris indicated that there is no specific time for adult swim but a time could possibly be arranged if the homeowner could contact PPS or one of the Board members.

- Chris also discussed with the homeowners that the Board did discuss the possibility of a due increase for fiscal year 2017, however there was not a majority of the three members so at this time there will not be an increase.
- Homeowner question regarding the timing of the light at the basketball court. Chris explained that the lights are activated manually. The timers need to be reset because of the daylight savings change. Chris will look at this issue.
- Homeowner had heard that some homeowners had received gift cards for having a well-kept yard. Chris explained that the Board had identified 6 yard that they felt were extremely well-kept well decorated. Each of these were given a \$25 gift certificate from Lowes. 5 of the 6 were very pleased to receive the gift cards. The homeowners attending felt it would have been better to have posted this type of information in the newsletter or announced via e-mail. Chris also explained that the Board had also tried to get homeowners involved in choosing the best Christmas lights last year but received no responses which is why the Board made the decisions for the best yards this summer. The Board will make sure that the homeowners are made aware of any future events of this type.
-

- **Treasurer Report/Scott**

Please see the attached power point presentation for details of the treasurers report as of the end of October 2016.

- **Proposed Budget for 2017/Scott & Chris**

Please see the attached power point presentation for details of the proposed budget for 2017. A copy of the 2017 Budget has also been sent to each homeowner in Carlson Farms Subdivision.

- **Board Election**

Chris had explained that Tiffany had never been voted in as a permanent Board member because there had never been a quorum at the meetings to do that. Scott is also up for re-election to a three-year term. There is not a quorum at this meeting to complete the voting process.

- Landscaping

Please see the attached power point presentation for details of the landscaping that was done in 2016.

- Pool Update

Please see the attached power point presentation for details of the updates completed in 2016.

- Facebook

Tiffany gave an update to some of the things that had been put on the Carlson Farms Facebook page in 2016. Tiffany provided the Facebook address for those in attendance that did not have that information.

- Accomplishments for 2016

Please see the attached power point presentation for details.

- Board Election

There is not a quorum present to vote in any HOA Board members

- Covenant Voting Results

There needs to be 67% of the 366 homeowners to have voted for the updates to the covenant. At this time there are not enough ballots returned to approve those changes.

- Meeting adjourned at 9:15 pm.