

KING'S VIEW HOMEOWNER'S ASSOCIATION
ANNUAL MEMBERSHIP MEETING
SEPTEMBER 28, 2017

CALL TO ORDER:

President Steve Newsom called the annual meeting to order at 6:32 p.m.

Vice President, Mary Hertert and Secretary/Treasurer, Donna Stoner were both in attendance.

All the residents in attendance including the officers introduced themselves and stated where they lived and for how long.

A total of 19 households were represented counting nine proxies that were submitted. A quorum was not met. Although a quorum was not met, those in attendance continued the meeting.

Minutes: President Steve Newsom asked if anyone would like the minutes from the prior year's meeting (September 28, 2016) to be read. With no requests, President Steve Newsom asked for a motion to approve the minutes. Galvin Gibson made the motion to approve the minutes, it was seconded and carried.

The "Clean up day" was initially discussed with a review mentioning that in recent years there hasn't been much turn out of volunteers. At last year's annual meeting it was determined to try to find and pay for a service rather than continue with the not well attended volunteer clean up. Steve Newsom gave a summary of his efforts to find a service to conduct the work indicating that he wasn't successful. Residents at this year's meeting voiced interest in returning to the volunteer "Clean up day" with many volunteering to provide equipment as well work.

The locations of the King's View (KV) common lands were discussed as were the boundaries of adjacent privately owned land. Steve and Glenna Vigil own land south of King's View and south of John Moir's property which is located west of King's View. The Vigil's have fenced their property and posted no trespassing signs on it. They have has asked that residents no longer cross over their privately owned land to access public lands. Mr. Moir continues to allow residents to hike on and cross his land. Galvin Gibson announced that privilege may be coming to an end soon as he understands Mr. Moir may be starting development soon.

Financial Report: Secretary/Treasurer Donna Stoner gave a financial report which was a summary of modest gains in balances of the checking and savings accounts and the Certificate of Deposit (CD) from a year ago. She said that the near neutral, modest positive cash flow of the checking account supports leaving the annual dues at their current \$60.00.

The Proposed 2018 Budget was briefly discussed and a motion was made to approve it as written and was carried.

Old Business: President Steve Newsom opened the discussion of old business and the topic of a new subdivision sign and the related questionnaire that went out early this year was discussed. 31 questionnaires were returned and showed that the subdivision was nearly evenly split on the idea of a sign with 16 in favor and 15 opposed. The Board did not see a clear directive to spend the money on a sign with the subdivision so evenly split. Several residents in attendance of this annual meeting indicated that they had responded to the questionnaire in favor of the sign and that they would like to continue the effort and encourage others to support it. Others in attendance indicated that they were neutral on the sign idea. Bruce Ricks and Rex Sellers expressed interest in continuing to look at design ideas with pricing and then send out another questionnaire/ ballot with specific the information. It was agreed that the new questionnaire should have a comment section in order to better understand why some residents are opposed. It was noted that cost is often a concern and that the subdivisions reserves are enough to cover the cost without the need of a special assessment or raising the annual dues.

Steve Newsom said that only one person voiced any interest in reviving the King's View phone tree, noting that that didn't make for many branches.

New business: Pinkie Partyka, who lives on Mae Ct. stated that new residents on Patricia Ct. had been dumping waste on a common area near her home this past May. She said she personally knocked on their door and asked them to clean it up. They said they would the next month, but the waste remains. Steve Newsom said that the Board should take up the issue and send the new resident a letter asking that they clean the area up.

Ms. Partyka also said that residents on Diana Ct. sometimes dance on their roof and make noise. President Newsom said that noise and safety issues should be reported to the police as the problem is occurring. Ms. Partyka also mentioned that a lot of items such as coolers, furniture and automobiles were being stored in the back yard common areas of the condos, also on Diana Ct. President Newsom responded that he was aware of tools being stored in that area.

Ms. Partyka also mentioned that she had concerns regarding KV financial issues being handled by A Better Alternative Management Company. Donna Stoner said she and other Board members receive and review monthly statements for discrepancies. Mary Hertert also noted that our financials were small and routine expenditures and any discrepancies would be easily identified.

Rex Sellers asked if the contract between KV and A Better Alternative Management Company was available to review on line. The Board agreed they didn't believe so, but would address this

at their next meeting (likely to take place in January) and provide it to him and make it available to other residents.

Galvin Gibson mentioned that some of the split rail fencing in his area required some repair work and he volunteered to do the work. The Board agreed to supply the materials or reimburse Galvin for purchases.

Elections: A brief discussion of the Board member's duties was discussed.

Bruce Ricks nominated Mary Hertert for President. She accepted the nomination and ayes carried the vote.

Steve Newsom nominated Lucinda Larsen for Vice President. She accepted the nomination and the ayes carried the vote.

Donna Stoner volunteered to remain in the secretary/treasurer position for another year and this was accepted. Tana Irwin volunteered for the secretary/treasurer position at next year's annual meeting or early next year. Donna Stoner agreed to include her when sending out the minutes of this meeting and other Board meeting minutes and explain the duties of the position to her.

Donna Stoner said that Doug Van Etten had requested to be removed from the Architectural Control Committee (ACC) and asked if anyone volunteered to take his place. Galvin Gibson explained the purpose and process of the ACC. Rex Sellers mentioned that there are different requirements in the three filings of KV and that residents should first look to the covenants of each to determine what is acceptable. Steve Newsom added that the one page ACC request form should be reviewed and approved by the ACC before applying for a building permit with the City of Fruita because it is a requirement of the City's. The one page request for is available on website maintained by A Better Alternative Management Company.

Greg Irwin volunteered to replace Doug Van Etten on the ACC and the ayes carried the vote.

There was a motion to close the meeting. The meeting was adjourned at 7:45 p.m.