

Arlington Villas Homeowners Association

Annual Meeting

February 20, 2019

6:00 p.m.

131 North 6th Street Grand Junction, CO 81501

The meeting was called to order at 6:05 p.m. by present Dale Thome. Mike Park, Mike LePore & Alicia Criswell of Coldwell Banker Commercial Prime Properties were introduced to the owners.

It was determined that a quorum was present with 10 units represented in person or in proxy.

As there was not a meeting held in 2018, the 2017 Annual meeting minutes were reviewed by owners. Dale also read over the Special Meeting Minutes from a Board meeting held to hire Coldwell Banker Commercial Prime Properties in May 2018. The 2017 Annual Meeting minutes and the Special Meeting Minutes were unanimously approved by the owners present.

Dale explained the difference between dues for the townhouses and dues for the single family homes. For example, the townhouses are at a higher rate because they receive trash service, exterior building maintenance and an additional insurance policy. A lengthy discussion regarding the different expenses for the single family homes versus the townhomes ensued. At the next annual meeting, there will be a breakdown of expenses and what the single family homes pay for.

Dale also stated that regardless of if the Board can increase the rates 5% without a vote of the members, he has always put it to a vote for the whole association.

The Proposed 2019 budget shows the 5% increase and still has a short fall. It was stated that an increase of more than 5% would require 50% of the owners to vote on the matter. The owners present discussed increasing the current dues the allowed 5% but round it up to the nearest dollar. The dues for the townhouses would be raise from \$89.00 to \$94.00 with the single family homes going from \$39.00 to \$41.00. Dale made a motion for the increase, Aven Waller seconded the motion and the motion was passed unanimously.

Dale explained the there was a main line break in the back of Mary's property. Dale stated that the HOA had offered to dig up the line but Mary did not want strangers roaming around her property damaging the landscape further. Mary had a friend dig up the line and the HOA made the necessary repairs for approximately \$2,000.00. In Dale's mind, she declined the HOA's services and was then responsible for the excavation and backfill.

Mary did not agree. Dale told Mary that if she got him a list of damages and an amount for the repairs, the Board of Directors would review the list and negotiate on the costs with her.

Mary did ask the Board to speak with the landscaper regarding the fertilizer that they put on the grass. It gets onto the concrete and stains, making the sidewalks look horrible. CBCPP will speak to Mark.

Dale stated that he is resigning from his role as President but he will stay on as a member at large to help the other Board members since he has been the sole Board member for a very long time. Aven Waller volunteered to be Treasurer while Ian Kuhns volunteered to be the President. Ian will speak to Rose about volunteering for the Vice President position.

Ian suggested trying to do a block party in the common area sometime so that owners can meet their neighbors. That is something the new Board will discuss at a later date.

The meeting was adjourned at 7:15 p.m.

The meeting minutes were taken by Alicia Criswell with Coldwell Banker Commercial Prime Properties.