

AUTUMN GLENN HOMEOWNERS ASSOCIATION

3020 Autumn Glenn, Grand Junction, CO 81504

MINUTES 10-30-2018 Meeting at Leroy Winters, President's home at 6:00 p.m.

*Roll Call: Elected board members and Mike Park and associates.

*The board is currently looking into HOA Property Management for Autumn Glenn HOA.

Someone is needed to assume the extensive job of accounting for the 72 properties in our HOA.

Caldwell Banker Commercial Prime Properties is licensed and carries a fidelity bond. They will charge a \$250.00 startup fee and \$200.00 per month. This is a base amount for services which will be reassessed each year. Their duties include registering annually with the state, printouts of budgets, liens, collections, registrations, payouts and mailings. All decisions and exceptions remain in the hands of the board members. A contract was left with board members. The state board oversees these services. Should we allow this accounting to lapse, the state could delegate an accounting firm to do these things and charge the HOA an amount that we would not have any control over. This year,, the total amount of this service will amount to \$2,650.00. This will include a website, hard copies and all monies will be accountable.

*Estimates are needed to maintain common area on 30 Rd. Weed barrier needs replaced and a weed spraying schedule as well as maintenance of irrigation system. Raphael R & D Services was suggested. We will be securing estimates. We require someone that will in turn trim trees and bushes when the need presents itself.

* A vote was taken regarding HOA property management services, and the decision to hire the Caldwell Banker Commercial Prime Properties firm was unanimous. Adjourned at 7:05 p.m.

* A quick meeting with Peaceful Valley Irrigation and Landscaping will be held on 10/31/2018 regarding the common area on 30 Rd. reestablishing the drip system, pump checkout, weed barrier and maintenance of plants, trees and spraying of weeds is what an estimate would need to cover. The meeting took place as planned, and an estimate will follow. Adjourned 5:30 p.m.