

**Annual Meeting Minutes of HOA Members**

**January 28, 2016**

Alexander Estates Annual HOA dinner/meeting was held January 28, 2016 at the Asian Pearl Bistro in Windsor at 5:30 p.m.  President Cheri Van Ackern called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting and asked attendees to introduce themselves and state what lot they own.   
  
HOA members in attendance were:  
  
Cheri Van Ackern, President, and Rick Milinazzo

Ted Ranieri, Vice President

Kelly and Denise Hazzard, Sec/Treas  
Al and Imogene Clay  
Jerry Kuyper   
Steve and Vicki Leroux

Maria Miller (daughter Melina)

Dave and Ronalee Paulk

Karen K. Roth  
Doug and Beth Roth

Bill Yeagle

Nick and Mary Zenzen

Proxies on file:

Rocky Caivano

Shelly Nunes

Jeanne McCreery

A quorum was noted.

Cheri and all the owners in attendance once again thanked Steve Leroux for his continued service of placing American flags on each lot on relevant patriotic days via the Windsor Lion's Club.  A special thank you to Bill Yeagle and Ted Ranieri (and their sons) for helping Steve place the flags on the lots for a stunning display. Ted informed us that most of the flags have become torn and jagged from years of use and asked the HOA for donations to replace the flags. Steve commented that the Lion’s Club could probably replace them for a cost of $20.00 per flag unless someone knew an American Legion member where the cost might be less, possibly as little as $10.00 per flag. There was a discussion of gathering donations versus using monies from the HOA fund. Tim Troyer made a motion that the HOA donate a one-time expenditure of $15.00 per flag. Nick Zenzen seconded the motion and the motion passed. Cheri confirmed that $330.00 ($15.00 x 22) will be donated to the Lion’s Club for the purchase of new flags for use in the Alexander Estates HOA.

Steve and Vicki thanked the HOA for the donation on behalf of the Lion’s Club. For any homeowner who would like a flag displayed on appropriate holidays, please drop a check off at Steve's house for $25.00 made out to “Windsor Lion's Club”.   
  
Cheri commented that our last fall social was a tad smaller than prior years, so she wanted to make sure owners were still interested in a social gathering in the fall. Owners expressed that they still would enjoy getting together without any formality. There are no funds used from the HOA budget for the gathering. The members of the board personally supply all drinks and ask the owners in attendance to bring a potluck dish to share.

Cheri asked Doug and Beth Roth when they were looking at being able to move into their home being built on lot 5. Doug and Beth said they were hoping late April or early May. Once completed, our subdivision will be completely built out and we will enjoy having their family join Alexander Estates.

Denise discussed the ongoing battle of controlling the noxious sticker weeds in our neighborhood, mainly sandburs and goat heads (puncture vine). It was discussed that it is the responsibility of each homeowner to take care of their weed problems. Pre-emergent is helpful but it is also very time sensitive (some require water before and some require water within 3-5 days after application).

Steve asked that Denise send out reminders to each homeowner when the sticker weeds were beginning to bloom or put on burs so homeowners may get out and remove the weeds before they spread. Denise agreed to send an email out to each homeowner. After discussion, it was decided that the HOA would not expend funds this year toward weed spraying, giving another year to see how the neighborhood fairs without organized spraying.

Cheri thanked Rick for getting the website updated with data provided by Denise. HOA’s must provide information such as a current budget and meeting minutes to realtors and contractors. Updated information on the website simplifies that process. Our website for the HOA is alexanderestateshoa.org.

Denise reported that not all homeowners have signed and returned a consent form for including their email and phone number on the neighborhood list which is sent out annually with the HOA meeting minutes. Denise will try again to gather the forms from the remaining owners and commented that if at any time you do not want your email or phone on the list to please contact her. Also, if you are willing to share your email with her for document sharing only, she can always send a blind copy of any documents so no one else is able to see your email address. Cheri reiterated that providing the contact list is for use by homeowners only and is not to be shared with others or used widely for non-HOA business.

The office of HOA President and Vice-President has expired and Cheri opened the floor for any nominations to fill the vacancies.  Nick Zenzen asked that Cheri Van Ackern and Ted Ranieri continue on as HOA President and Vice-President respectively. Nick nominated Cheri and Ted for another two year term to the positions. Kelly Hazzard seconded the motion and the motion passed to reinstate Cheri and Ted as President and Vice-President of the HOA until January of 2018. Denise stated that when vacancies are up for any members of the board, the vacancies are announced in the invitation to the annual meeting to allow homeowners a chance to express their interest in running for the vacancy. Owners thanked Cheri and Ted for their willingness to serve on the board once again.

Cheri explained looking into any new (or proposed) laws that might affect HOAs and found that most legislation did not apply to our HOA. For education purposes, it was discussed that Colorado law does allow downspouts to be directed toward landscaped areas. However, rain water from rooftops and runoff cannot be collected into a rain barrel, cistern or tank unless the homeowner has a permit from the state of Colorado as rainwater is a downstream right.

Cheri detailed that as a non-profit organization there are certain laws the HOA must comply with. One being that we must have a corporate meeting once a year. The board must notify all HOA members of the meeting 30 to 60 days prior. The HOA must have a quorum (minimum number) of 60% of the homeowners in attendance to have a valid meeting, which for our association would be 14 lots represented by homeowners. In years past and currently, if we are unable to have 14 lots represented the board tries to collect proxies from homeowners so when the meeting is conducted we are able to vote on agenda items. Normally, the proxy gives the President and Secretary/Treasurer permission to vote in the homeowner’s absence. However, it was stated that the homeowner may choose whomever they would like to vote in their absence. It is important to have a quorum in person or by proxy or else the HOA must call another meeting. Cheri requested that if you are unable to attend the annual meeting that you be willing to provide a proxy so that we can properly conduct our meetings.

Homeowner’s dues will remain the same at $125.00 and are due to the secretary/treasurer by March 31, 2016. Please make the check to Alexander Estates HOA. You may mail your check to: Denise Hazzard, 6740 Alexander Drive, Windsor CO 80550. Or give Denise a call at 674-9646 to drop your check off in person.

Cheri thanked all the owners who provide upkeep and care around the neighborhood sign each year. Several owners asked again about improving the landscaping around the sign. Cheri asked if a committee could be formed. Beth Roth volunteered to head the committee to look into different landscaping options and pricing. Tim Troyer graciously offered to help Beth with design ideas. Cheri asked the Paulks to be on the committee also as the sign sits in the corner of their property. When the landscaping committee has put together a plan, Cheri asked that they submit it before the board for approval. Cheri motioned that a budget of $2,000 from the HOA fund be set aside for the landscaping materials and water usage compensation to the Paulks, if necessary, to establish drought-resistant/xeriscape plants at least throughout the first year. Kelly seconded the motion and owners passed the motion. It is understood that any plan will likely require that the homeowners provide some of the labor in order to have an attractively designed and executed plan. Anyone wishing to be part of the landscaping process, especially to volunteer in its placement please contact any board member. The board will notify owners when the work will be performed.

Cheri updated the owners with the development of the area to the west and south of our subdivision. She thanked those owners who attended planning commission and town board meetings and hoped they continued to do so. She asked that any owners who receive a notice of an upcoming meeting of either the commission or town board to please notify Denise so she can email all owners and surrounding neighbors with the notice.

Cheri asked if there were any more questions or concerns and none were brought up. The meeting was adjourned at 7:30 p.m.

Respectively submitted,

Denise Hazzard

Alexander Estates HOA sec/treas