

Country Village Homeowners Association
Annual Board Meeting
September 13, 2005

I. Call to Order

President Larry Eirich called the meeting to order on Tuesday, September 13, 2005 at 6:35 pm. Present: Larry Eirich, Richard Banks, Stan Ferguson, Kathy Kozik and Kim Maguire of Premier Property Management. There were a total of 27 Homeowners in attendance & in proxy.

II. Minutes of Previous Meeting

Kathy motioned to accept the minutes of the 2004 annual meeting be approved as written and Richard seconded the motion and the motion carried.

III. Financial Statements and Managers Report

Richard motioned to transfer all excess funds to the reserve account at the end of the year. Kathy seconded the motion and it carried. Kim Maguire presented the financial statement. Comerica bank was closed out and Castle Rock Bank account was opened so that our banking wasn't done in California and is done here in Colorado. Capital expenditures that were done this year included asphalt repairs, the first phase of painting was done, some landscape was done and trim boards.

IV. New Business

Kathy Flanagan volunteered to walk the property in the spring with the landscape Company.

V. President's Report

Larry presented a report of association activities for the year.

- Larry brought water saver showerheads for any one that wanted to take one.
- Reminded everyone to call or email Kim if there is a need for anything to be repaired
- Spoke about the picnic and the holiday party – reminding everyone that it is a good time to meet all the new people in the complex.
- Talked about the painting that will take place to finish the complex next spring.
- Spoke about Senate Bill 100 and some of the changes that will happen.
- A website has been set up so that everything required by SB100 will be available to all homeowners. Web address is www.premierpropmgmt.com
- We did sign another year with Premier Property and there was no increase in fees.
- Meetings will take place in the months of January, April, July and September for the annual meeting.

VI. Election of Directors

There were two board positions open, which Katherine Wells offered to fill one position via email and Stan Ferguson offered to continue to fill the second.

Current board members and the year their terms expire are:

Larry Eirich – 2007	President
Stan Ferguson – 2009	Vice President
Richard Banks – 2006	Treasurer
Kathy Kozik – 2006	Secretary
Katherine Wells – 2009	Member at Large

VII. Adjournment

Meeting was adjourned at 7:40pm