

Country Village Homeowners Association
Board Meeting
August 9, 2005

I. Call to Order

President Larry Eirich called the meeting to order on Tuesday, August 9, 2005 at 6:30 pm. Present: Larry Eirich, Richard Banks, Stan Ferguson, Kathy Kozik and Kim Maguire of Premier Property Management. Home owners in attendance: Sandy Baird, Mel & Sally Moore and Kate Ferguson.

II. Minutes of Previous Meeting

Kim notes that there were two mistakes in the minutes, in section I – Jennie & Virgil Thompson should be Tammie & Virgil Thompson and in section V. Adjournment it should have been VI. Adjournment. Kathy motioned to accept the minutes be approved as corrected and Richard seconded the motion and the motion carried.

III. Financial Statements and Managers Report

Kim Maguire presented the financial statement. Kathy motioned to approve check detail for checks 2592 –2605 and Richard seconded the motion and the motion carried. For the financials month ending July 2005, Richard motion that they be approved and Kathy seconded the motion and it carried.

IV. New Business

Discussion of the painting that is taking place in the first phase was discussed. Trim board is averaging us \$684.00 per unit. The board discussed how to make up for the shortfall we are experiencing due to the need of so much trim board in need of being replaced. Kim suggested raising dues or have a special assessment in order to come up with the funds. Mel Moore suggested that we use the money in the siding account to go towards the replacement of the trimming and paint. After Mel's suggestion the board decided to put it to the homeowners via a letter in the announcement for the annual meeting. Kim will write a letter after contacting the attorney's office to check and see if it is possible to use the funds on the siding claim. HOA dues will raise \$5.00 next year. Board meetings will be quarterly next year to cut down on the time Kim will have to be at meetings due to the fact that she did not increase her manager fees. Kim presented a budget for next year. Stan motioned to accept the budget as written. Richard seconded the motion and it carried. The annual meeting will be held at the Aurora Public Library on September 13, 2005 at 6:30pm with check in to begin at 6:14pm. Letters were addressed, one regarding a boat on the driveway. As long as it isn't in the common area the board has no authority over it. A letter will go out to 149 requesting that the bird feeders be taken down. Also, Urban Farmer will trim the trees that are hanging over the wall at this location. Larry will take another letter to #28 to get her to clean up her driveway and back porch so that the painters can complete the job on her unit. An email was sent to the owner of 84 regarding the trash cans being stored in the front of the unit.

V. Old Business

Senate Bill 100 was discussed briefly and Richard, Kathy and Kim will begin to prepare the policies and procedures so that everything will be in line by the first of the year. They will have a telephone conference weekly to keep informed and the group updated as to the progress on each policy & procedure that needs to be done. Painting – it was decided that the trim board would be replaced instead of being painted over. The paint will be sprayed on first and then a second coat would be rolled on. Kim requested that homeowners let her know if the painters aren't complying with this as soon as possible.

VI. Adjournment

Meeting was adjourned at 7:50pm