

Country Village Homeowners Association
January 12, 2010
6:00 pm
Fletcher Room – Aurora Municipal Bldg

Call to Order

President Larry Eirich called the meeting to order at 6:05 p.m. Present board members Larry Eirich, James Taylor, Richard Banks, Erika Ross and Kim Maguire of Premier Property Management. Absent; Kathy Kozik and Stan Ferguson. There were 2 homeowners in attendance.

Minutes of the Previous Meeting

Minutes of the September meeting were accepted by the board. Richard Banks passed the motion and James Taylor seconded and it was carried.

Financial and Managers Reports

Kim Maguire reviewed the financial statement as of December 31, 2009. She stated that collection fees for past due HOA dues were being added to the homeowners accounts, as they should be. There was a discussion of the water bill which remains the single largest item in the operating budget carried. There was a discussion about pool maintenance and if the pool should be resurfaced. Larry Eirich motioned to accept the financials as submitted and Richard Banks seconded the motion and it was carried.

Homeowners Forum

A homeowner present at the meeting voiced concern that snow and ice from a recent storm were not cleared as it did not meet the HOA's 4" or more of snow rule. A query about units in foreclosure came from a homeowner and Kim Maguire reported that one unit was under contract and one was under contract in a short sale.

New Business

1. Tree pruning was discussed and it was agreed upon by the board to include the pruning of the evergreen trees. Motion to prune the bid for the evergreen trees was presented by Richard Banks and seconded by Erika Ross and it carried.
2. Kim Maguire stated that she would interview Perfect Pools to replace the present contactor as their services were not satisfactory.

Adjournment

With no further business the meeting adjourned at 6:45 p.m. The next meeting will be March 9, 2010.