

BERRYMAN FARM HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MINUTES
MAY 12, 2015

Notice of Meeting

The annual meeting of the Berryman Farm Homeowners Association was held on May 12, 2015 at 4:00 pm at 301 Centennial Drive, Milliken, CO.

Directors Present

John Hall, President

Anne Zarick, Secretary/Treasurer

Call to Order

John Hall called the meeting to order at 4:05 pm

Proof of Notice and Determination of Quorum

A quorum of members was present in person or by proxy.

Introductions

John Hall introduced himself as President, and Anne Zarick as Secretary and Treasurer. He notified the homeowners that Poudre Property will no longer manage the association. They were difficult to work with, charged high management fees, and were hard to get a hold of to resolve issues.

Budget Discussion

The proposed budget for 2015 was reviewed. The association is not operating within budget therefore, Lot Holding Investments will cover the shortfall. The assessments will remain at \$325 per year, per lot. Budget was approved unanimously.

Homeowner Discussion

It was mentioned that many homeowners are under the impression that they are not allowed to have a fence. Fences are indeed allowed. The requirements are listed in the covenants. The CCR's, along with the Bylaws and other related documents can be found on our new website, www.lotholdinginvestments.com.

A question was asked about the new houses being built and if they are in compliance with the design guidelines. The builders have all sent their designs to John for architectural review. And they are in compliance.

There are a lot of mosquitos near the drainage pond. John is going to find out what the town uses to mitigate them and will look into the cost of spraying the pond.

For the next meeting, we plan to hold it somewhere in Kersey. The firehouse was suggested and that will be an option as a meeting place going forward.

Someone asked who to contact for issues within the neighborhood, such as trash in yards or cars parked inappropriately. Please call John and he will address these issues.

Adjournment

There being no further business brought before the Board of Directors at this time, a motion was duly made and seconded to adjourn the meeting at 4:45 pm.

Board Member's Certificate:

I do hereby certify that the foregoing is a true and correct copy of the Minutes of Berryman Farm Homeowners Association annual meeting.

Acting Secretary

Date /