

Minutes from February 28, 2017

The meeting started at 6:45 pm. Tim Vandel, Jon Piper, Judi Way, Deb Kennedy, Mara Marks, Abbey, Ginny and Nick attended. JD was in attendance for the initial part of the meeting to answer questions about Wild Plum Farm.

The minutes from January 24, 2017 were approved.

Treasurer's report:

The HOA has \$13,744.71 in checking and the Money Market balance is \$27,425.34 as of 1/31/2017. Judi will present a 2016 budget at the February meeting.

The 2017 Budget was approved. Suggestions were made and we will vote on the 2017 budget in March.

ACC Report:

- 34 Wedge Way – design approved
- 22 Fairway – will ask to have green trim painted over.
- 21 Fairway had their construction halted until they received permits.
- 36 Niblick needs to remove their fence.
- 49 Fairway needs to remove their Rubber Maid shed.

Old Business:

- Wild Plum Farm
 - Developer delivered and town accepted final documents. They will be sent to HOAs for review by HOAs and agencies.
 - There will be a P&Z meeting 4/11/17 to discuss the final plan. The plan includes Design Standards, Construction Management Plan and Re-design of Hunter Run and Platte Canyon which is a CDOT issue.
 - There is a Design Standards Committee. The goal is to keep the homes at a \$1,000,000 quality.
 - The homes will be around \$1,000,000. If the Developer changes design standards for any reason, the Developer has to submit a major amendment and we go through the process we have been through, again. They can lower prices, but not standards.
 - If the access points change, the Developer would have to go through the process again.
 - Tim and John are meeting every 2 to 3 weeks to stay abreast of the process.
 - Town is proposing a part time position to manage the Design Standards and the Construction Management Plan.
 - John will write the HOA response to the Town based on the Final Plan documents that we will accept construction traffic for 11 houses on Fairway. The balance should go through Wild Plum Farm. If that is not accepted. We will accept traffic for the 11 homes on Fairway and 60% of the homes on the cul-de-sac. There should never be car access between Wild Plum Farm and Old Town during the construction process or after the homes are completed.
- Dues Increase
 - We will meet prior to the next HOA meeting to create an action plan and agree on dates.

New Business:

- We approved Becky doing the flowers again this year.
- We discussed the trailer issue. Tim will get answers on what is allowed.
- Mara shared information on the Wild Plum Farm open space from the Trustee Meeting.
- Mara talked about paving the remaining streets in Old Town after the club house is finished.

The meeting was adjourned at 9:00