GREENSPIRE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

MINUTES

August 14, 2018

**Notice of Meeting**

The annual meeting of the Greenspire Homeowners Association was held on August 14, 2018 at 6:30 pm at 301 Centennial Drive, Milliken, CO.

**Directors Present**

John Hall, President

Anne Zarick, Secretary/Treasurer

Bruce Tharalson, Lot Holding Investments, LLC Property Manager

**Call to Order**

John Hall called the meeting to order at 6:30 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/Treasurer and Bruce Tharalson as Lot Holding Investments’ property manager. All others present introduced themselves as well.

**Review of Association**

The purpose of having a homeowners association is to improve the attractiveness of the project, protect it from deteriorating, maintain architectural design standards, and enforce restrictions.

Tracts of land will continue to be maintained by the Greenspire Metro District. The metro district is a governmental entity completely separate from the homeowners association.

Elections for a third board member will be held in 2018. A mailing will be sent out to all homeowners where they can nominate themselves if they would like to run for a position on the board. The current board members, John and Anne, have been selected by the Declarant.

**Association Discussion**

Many homeowners commented on the fact that they were not aware an HOA was in existence when they purchased their homes. Although the association was not active, the covenants were recorded in November, 2007. In most cases, the sales contract would have disclosed that there was a homeowners association, and the title insurance documents received before closing would have listed the recorded covenants as included.

Declarant control was questioned. How long does the declarant maintain control of the association?

There were questions raised about the Greenspire Metro District. As this was a homeowners meeting and not a metro district meeting, such issues could not be discussed. However, for anyone with questions about the metro district, they were advised to speak with the metro district attorney. Some questions regarding the metro district were how a metro district works and how the infrastructure gets put into place.

**Homeowner Discussion**

The homeowners were asked what they would like from the HOA. Their input and requests would help to build a budget and determine annual dues. Suggestions included the following:

Hiring one trash company instead of having multiple companies throughout the development.

Security for the neighborhood

Snow removal

Other points of discussion:

* Could we do a presentation showing the land to be take care of by the HOA versus the Metro District
* How are dues calculated and who can approve an increase.
* How often are meetings going to be held and can they take place in the development? Possibly the church or somewhere in town.
* How will the HOA advocate for the homeowners.
* Plans for future development.

**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 8:00 pm.

**Secretary’s Certificate:**

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

Acting Secretary Date