

Minutes from the Homeowners Annual Meeting - July 28, 2015

Kathy Boyle welcomed the neighborhood at 6:35 pm. Kathy Boyle, Judi Way, Jon Piper, Linda Steiert, Dave Gallegos and Deb Kennedy were the board members present.

Guest Speakers;

- Mayor Christy spoke about two construction projects, Tuck Farm, other planned developments in the area, street improvements, the traffic study, storm drains and their effectiveness, the street improvement plan, and the town finances.
 - Development Projects
 - Willow Croft Manor. 15 building permits out of the 41 lots have been issued.
 - Wilder Lane. 24 homes planned. Underground utilities are completed. Streets are next and building permits should start in August or Sept.
 - Hines Land Development Company is considering purchasing Tuck Farm. They will take care of the land development and will sell to 3 or 4 builders and that will provide a variety of homes styles. They will meet with the neighboring HOAs first. We will be able to let the developer know what we want to see on the Tuck property.
 - Watson Lane development was to have 27 home sites. Columbine Valley wrote an opposition letter. Littleton city planner's agreed.
 - Bowles and Platt Canyon was to have 10 apartment units to the acre. The Town of Columbine Valley opposed that plan. The town has not heard back from Littleton, but indications are that the Littleton Staff feel the density is too high.
 - The Circle K is in court to figure out access onto Bowles.
 - Major street improvement program is going on. Each street will be resurfaced. They will do patches each year in each community. Old Town will be last to have resurfaced streets so that the two new subdivisions finish their work. Taylor Morrison has put \$40K in escrow to fix the streets on Middlefield. The town is also waiting to see what Hines Development needs to put in escrow for the Tuck property. They will also wait until there is work on the club house is completed before resurfacing Old Town streets. Potholes will be fixed in the next few weeks.
 - The town has had a traffic study done on Fairway from Platte Canyon to the Club. The study was done on June 17 and 18 from 7 to 9 AM. The speed study found that average speed was 25.6 miles per hour. There were only 2,756 cars. The study captured 274 license plates, and of those, only 12 were found to cut through the neighborhood to Bowles and one car went through Brookhaven. The Village was also checked and only a small number of cars cut through that neighborhood.
 - The storm drains handled the spring rains.
 - Town finances are in good shape. The town keeps the same amount in reserves as the annual budget.
- Chief Cottrell was not present because he was out on vacation.

- Michael Bratcher, the Club manager did a presentation on the club house scrape. The architect will be Marsh Associates. We have secured 110 more memberships than the projects. To date, the Club has lost less than 10 members. The Club has added 31 members since 4/1/2015. The Club construction project will be done in two phases. The pool area will be completed 1st, which is a face lift and will start after the pool closes in September of 2015. The Club house will be a total scrape. The project will start in the spring of 2016. It will take 12 to 14 months to finish the club house. The two foot print options were explained. Michael also showed possible exterior concepts.

Treasurer's report was given by Judi Way:

- The HOA has \$85,674.82 in the bank as of 6/30/2015.
- The Money Market is at \$50,037.11 and the checking account has \$35,637.71 as of 6/30//2015.
- Ninety percent of the homeowners have paid their 2015 HOA dues, or 163 out of 181 residents.
- June deposits were \$394.11. June expenses were \$204.48. One property sold in June, 10 Fairway Lane.

ACC report was given by Jon Piper.

- A few homes being scrapped and remodeled.
- Several roofs have been replaced. T
- he largest oversight is not knowing what needs to be submitted reviewed. Please review the forms on the HOA site. Examples of items that need to be approved are:
 - tramps, hot tubs, basketball hoops
- No signs are allowed expect political signs around election time and for sale signs.
- There was a question about water times. The HOA doesn't have jurisdiction to govern watering times.
- Can the HOA have a covenant that forces homeowners to remove dead landscaping.

The meeting was adjourned at 8:00.