

Shanahan Ridge Four Homeowners Association

Annual Meeting April 6, 2011

Minutes

Location: 3700 Silver Plume Lane, Boulder, CO 80305

Present: Sanford Baran, Jim Wyss, Merilee and Jere Eggleston, Robert and Janet Evans, Cindy Worster, Dan Friend, Andrew Ogden, Karl Kriegh, Karen McDonald, Robert O'Rourke, Bruce Hoffmann, Ted and Melanie Russ, Rita Klees, Katherine Velasco, Jim Velasco, Henry Mueller, John Gress

The meeting began at 7:30

President, John Gress called the meeting to order, welcomed everyone, and introduced the current board members. He also asked attendees to introduce themselves. We had a record turnout with 16 homes represented.

John provided an overview of the projects completed last year for the HOA, including:

- Replacing and putting up new signs on our open space
- Replacing some of the sidewalk cement in the parking islands
- Installing a new sidewalk and chase drain along Greenbriar
- Cutting down damaged and dangerous cottonwoods and Russian olive trees
- Trimming Juniper bushes

Nominations were held for the 2011 HOA Board. Current Board Members volunteering to serve another term include: John Gress President, Katherine Velasco, Treasurer, Jim Wyss and Andrew Ogden, Vice Presidents. Carolyn Kohler, Secretary, will be moving out of the area and is resigning. Bruce Hoffmann volunteered to be a new board member for this year. All nominations were duly seconded and unanimously approved.

Katherine Velasco, Treasurer, gave us an update on our financials. Highlights include:

- 2011 Budget is in line with 2010 expenditures
- New budget philosophy is to budget for known future expenditures, based on past history
- \$3000 has been allocated for Discretionary Spending to cover unexpected expenses
- The goal of the board is to place 10% of the HOA dues into the reserve fund this year

Merilee Eggleston, landscaping committee, reported on what was done with the landscaping in 2010 and plans for 2011. We have a new contractor, Ecological, for landscaping and mowing. All Pro will still be the snow removal company. She suggested we have a juniper bush maintenance program like we do for trees.

Surveying the North property Line - John Gress introduced the idea of getting the north property line surveyed and covered the pros and cons. \$1500 of the discretionary budget could be used for the survey. After discussion, Robert Evans made a motion to have the property line

resurveyed. Jim Velasco & Daniel Friend seconded it. A vote was taken and all but one person, Sanford Baran, voted yes. Cindy & Janet suggested we write a letter to our Longwood neighbors explaining what & why we are doing the survey. After the survey is done, the Board will discuss what to do with the information. Suggestions were made including, a waiver of liability from the people who are encroaching and move the split rail fence to the correct border.

Jere Eggleston reported on the ARC and updated us on some of guidelines. He mentioned the new home addition currently happening. The owners paid for their own survey. Daniel Friend mentioned the links for paint colors on the web site is broken. Robert O'Rourke asked if there were any rules about Christmas tree lighting: how many lights and how long they can be on. He also asked about flagpole heights. Jere said that he would check on both questions.

Spring Clean Up was discussed and is scheduled for May 14th. Rain date is May 15th.

Next Year's HOA Meeting - Katherine suggested that next year we might want to rent a space at Fairview because of the large, standing-room-only crowd. The idea was unanimously rejected. People present indicated that they don't mind standing and prefer the convenience of meeting in the neighborhood as well as the more intimate setting. Someone suggested having the meeting in the summer so that it can be held outside.

Andrew Ogden made a motion to adjourn the meeting. Bruce Hoffman seconded it. The meeting adjourned at 8:40 p.m.

Carolyn Kohler
Outgoing Secretary, Shanahan Ridge Four Homeowners Association