

EAGLERIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 12 AND APRIL 19TH, 2011

A meeting of the Board of Directors of the EAGLERIDGE ESTATES Homeowners Association (referred to hereafter as “Board”) was convened on Tuesday, April 12, 2011 at 12:00 noon at the office of Regency Ridge Development, 1700 Fortino Blvd., Pueblo, CO 81008 and continued to April 19th, 2011 at 2:30 pm at the office of Regency Ridge Development, 1700 Fortino Blvd., Pueblo, CO 81008. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

Roger Fonda– Chairman
Tom Hall
Debi Soto

Absent: Don Trujillo

Also in Attendance:

Angela Elliott, Association Manager
Marsha Christopulos, Teleos Management Group

Homeowners Present:

Theresa Leslie

RESIDENTS

FORUM:

Theresa Leslie discussed her unhappiness with the Board regarding her complaint of August 18, 2010, stating that the Board never responded to her complaint. She also stated that when she met with Board members in November, addressing her concerns with Rameriz’ she had specifically asked that the Board not copy Rameriz on the letter. The board copied Rameriz on letter. The Board stated that its reasoning to for informing Rameriz was in compliance with CCR’s.

Mrs. Leslie also discussed with Board that Rameriz was taking the Leslie’s to Small Claims Court regarding the fencing dispute. Mrs. Leslie asked that the Board reply to her August 18th letter so she could take with her to Court.

Directors Fonda and Hall inspected Rameriz' site today and discovered that Mr. Rameriz has not followed the approved landscaping plans and will send letter immediately.

MINUTES:

Approval of Minutes: The Board reviewed the minutes of the February 2, 2011, board meeting. Following discussion, upon motion duly made by Director Hall, seconded by Director Soto and, upon vote, unanimously carried, the minutes of February 2, 2011 were approved as corrected.

FINANCIAL:

Collection Report/Collection Agency: Collection report was discussed. Manager said that we still have approximately 17 liens filed against delinquent properties that come to +\$14,000 (includes collection fees and filing fees). This is about \$1500 less than when Board started collection letters. Two liens were released with another one waiting for last payment of \$250. Have been another 3 potential.

Collection Agency: Director Soto discussed with Manager the work involved in downloading and copying all invoices for collection agency. Manager stated that the costs would not exceed \$500. Management is also to prepare statements for those who have not paid 2011 assessments and special assessments demanding payment within 15 days.

Director Soto also asked for a list of foreclosure properties and amounts due, Board instructed Director Soto to see what the costs would be for collecting these outstanding amounts .

Following discussion upon motion duly made by Director Hall, seconded by Director Trujillo and, upon vote, unanimously carried, authorized Chairman Fonda to sign the contract with Wakefield, upon Director Soto's recommendation.

Financial Statements: Profit and loss; balance sheet reports were presented by Manager and reviewed. Management had not reviewed the reports and would like to do so and resend to Board for approval. The Check detail will also be forthcoming.

The Board discussed the payables and outstanding invoices with Green Earth, and sufficient money in account. Following discussion upon motion duly made by Director Hall, seconded by Director Soto, and upon vote, unanimously carried, management was to pay all outstanding payables.

OLD BUSINESS:

Rameriz/Barardi: Previously discussed at meeting with Theresa Barardi. See letters attached.

Storm water Discussions. The Board discussed several options on how to capture a rebate that homeowners and association are paying for storm water. Director Soto mentioned that a new position was made available to Pueblo, a Mediator. Director Fonda will find information about the Mediator and also approach storm water with our plan.

Kingfisher Shed: Director Trujillo had previously submitted plans of his shed requesting a variance. Following discussion upon motion duly made by Director Hall, seconded by Director Fonda, Director Soto refraining, and, upon vote, the variance was approved.

Covenants Committee: Management explained that copies of the governing documents had been sent to the committee in November, 2010, along with a letter stating that once the committee established the procedure and sections for amending to contact the Board for a meeting. To date, the Board and Management have heard from the committee.

NEW BUSINESS: Replacement of Board Member: Modesto Martinez' resignation was accepted by Board. Director Trujillo recommended Jose Jaramillo and Director Soto recommended Theresa Barardi. Each director will talk to the homeowners to see if there is an interest.

Division of Real Estate: Management met with officer for the new position of Real Estate which will compile information from homeowners, managers and board members on complaints, issues. It will not investigate any complaints just compile information. Most likely will dictate future legislation. Deadline to register is March 1. A list of contract information for the board and management is required.

Financials to Homeowners and contact information: Management also discussed that ninety (90) days after year end, Associations are to provide to homeowners, either electronically or by mail, pursuant to SB-100.

Landscaping Bids. Management will prepare request for landscaping proposals based on the previous years' proposal. Management will work with Richard Likes on the bidding process.

RESIDENTS FORUM: None.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary of the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL FEBRUARY 2,
2011, MEETING OF THE BOARD OF DIRECTORS OF THE
EAGLERIDGE ESTATES HOMEOWNERS ASSOCIATION BY THE
BOARD OF DIRECTORS SIGNING BELOW:

ROGER FONDA

TOM HALL

DEBRA SOTO

DON TRUJILLO