

POUDRE OVERLOOK H.O.A.

2016 ANNUAL MEMBERSHIP MEETING NOTES

DATE: Tuesday, November 22, 2016

TIME: 6:00 PM – 8:20

PLACE: Lincoln Jr. High School (Mini Theater)

ATTENDANCE: 64

MEETING AGENDA:

- Established a Quorum (10% Min), Actual: (77% Shown)
- Meeting was called to order at 6:10 pm.
- 2015 Minutes were approved.
- Report of Committee/Officers – Landscape (Mills Brothers) has increased their annual fee of \$1000.00 dollars and their contract was renewed by Bill Sullivan and Bill Tuminello and rejected by Perry Malisani who wanted the new board to determine the renewal or not. Treasurer's Report - \$1000.00 was spent on the repair of the front landscape concrete that was damaged by the County snowplows cleaning Overland Trail in the 2014-2015 season. Reimbursement is pending until the investigation is complete from the County and PID Road Board.
- Old Business – Snow Plowing (Streets and Sidewalks) discussion of a contract and use of PID if overage allowed by the county and our options. Poudre Overlook HOA and PID Boards are close to a contract for the snow removal situation. Fencing – Fencing was discussed on estimated cost and when for replacement. A new committee will be organized under the new board to further the investigation into this matter.
- New Business – 2017 Budget. The budget was under critical review by the HOA Home Owners for expensed not needed and needed. The 2016 Budget was reissued until the 2016 Budget can be reviewed and modified by the new board members, then a special meeting will be called to approve/disapprove the 2017 Budget. Election of 1 Board Member. Buck Hammond was voted in by the majority vote to replace Bill Sullivan. Bill

Tuminello resigned after the HOA adjourned. Keith Knight was picked by Perry Malisani and Buck Hammond to serve out the remaining year for Bill Tuminello. The Homeowners that showed interest and that were voted on for the election are: Buck Hammond, Irve Denenberg, Walker Flanary, Carol Baker, Mark Baker, Keith Knight and Marian Goyn. Increase of Board Member – Increasing the Board Members to 5, 7 or 9 was discussed with positive feedback. Self-Management – The new board will self-manage without a management company for the period of 1 year the re-look at it at the 2017 HOA Annual Membership Meeting to continue or not. Dues – Dues will not increase for 2017. New Committees will be looked at and formed in 2017. Gift Card – A \$150.00 gift card was unanimously voted on by the HOA Homeowners for Herb Weatherington for his snowplowing services of the sidewalks in the neighborhood.

- Kellison Corp – Kellison Corp resigned as Poudre Overlook HOA management.
- Comments From Residents – Andrew Mowery discussed his concerns on procedures of late payments on HOA fees, the Kellison Corp Management and HOA Board Members. Street and Homeowners lighting was discussed (SAFETY) Increase of Board Members and forming new committees and last of all, SELF-MANAGEMENT. (PRO'S AND CON'S)
- Adjournment – The meeting ended at 8:20 pm.
- PID (Road Board Meeting) Started.

Secretary, Perry D. Malisani

