

Polo Run Recreation Association, Inc.
Minutes of Annual Meeting
27 September, 2008

The Annual Meeting of the Membership for 2008 was called to order by President Becky Newman at 3:30 p.m., at the pool facility. A quorum of 1/10 of the membership or 11 homes was represented in person or by proxy.

Becky Newman introduced each Board Member and their responsibilities for 2008. Sally Tichota, Rep. at Large, was the only Board Member absent. The Architectural Review Committee (ARC) Members were then introduced.

Approval of 2007 Minutes - A correction was asked to be made by Nancy Haas, having HOA, (on page 3, 2007 minutes) replaced with Recreation Association. This was approved by the President. The Lanius family asked where minutes were, and the reply was that they are on the web. (see www.PoloRunRec.org) More people may wish to have hard copies, certainly at the Annual Meeting. There were no further changes or questions to the minutes after community review. Andre Van Hall called for approval of the minutes, Jim Kirscheimer, seconded. Becky Newman then asked for the Agenda of the meeting be approved. Moved for approval by Nancy Van Hall, seconded by William Oliva. The Agenda was approved.

Treasury and Financial report-Steve Hazel. The report included statements covering the period Dec.31, 2007 to July 31, 2008. A question was posed by John Becker concerning why we were over budget for misc. category and over budget for legal fees, items 7090 and 7040. Steve didn't have specific answers. He stated he will make + and - areas come together and will break down misc. spending separate in the future. Some fees, for example, were: lighting difficulties at the monument entrances, Horse and Buggy booking fee which had to be paid even though the activity was cancelled, wine for our community Wine and Cheese evening. Richard Johnson asked about that and it was agreed the we should look into our covenants and by-laws. Item 7415 was discussed, showing over budget for Landscaping. The PRRA Board didn't feel that the contractors did an efficient job so they weren't used and we had to make adjustments. Item 9310 (Special District), why we were over \$10,000.00 over budget. These items are not really over budget, as the items equal or wash out each other. This money was gathered by Jim Kirchheimer of the 2007 Fence Committee and then it was paid out for expenses. Steve H. will respond with the answer on the web site. "Quickly?", posed by Amy Coulter, Steve's response was yes. Jim Kirchheimer asked that financial statement numbers be issued to Homeowners earlier before the Annual Meeting and more thorough answers and info be ready. Mike Coulter asked about item 9520, Asphalt repair \$5000.00. The Board stated that the repair will take place this fall and Steve believes that the \$5000.00 was mis-coded. Karma Dingman said they must be in the wrong column. Becky said we got different bids and will chose the best company for repairs. Mike Coulter asked to not approve the financials. Was told approval wasn't needed but we will look into answers before a budget is approved by the Board. Steve Hazel then found info concerning (Item

9310) donated monies coming from perimeter homeowners to cover legal fees, attorneys etc. for Special District, when we were dealing with the fence issue. Jim Kirchheimer explained that no Polo Run money was spent for this.

ARC Review-Jim Kirchheimer. There were 39 requests which is a fairly high number. Approx. breakdown- Paint, Patio additions, repairs, Roof issues, Fence repairs, Doors, Windows Gutters, Landscaping, Driveways, Walks. Most requests were early, some late or after an item was completed. He asked that Homeowners please get applications to the ARC sooner and they will be responding quickly. Kathy England asked how long is too long for dumpsters to be placed on a street? Jim's answer was this depends on start/finish times for a project, and each application will be evaluated. Karma Dingman wondered about loose dirt. Shouldn't it be in a container? Jim said the ARC can request but not force. Dave Frederick suggested moving dumpster, dirt etc. to ones own driveway. We all seem to have room to do this. Jim K. will share any info he obtains. There were 2 violations. Letters were sent to homeowners concerning painting of perimeter fences, repairs and bush, tree and weed care. Concerning fences, Murray Woronoff asked if we can mandate perimeter fence care. Jim said we can request, but can't enforce compliance. Karma Dingman pointed out that the covenants require each homeowner to maintain their fence. It's the owner's responsibility not the Board's, but ARC is responsible to continue to request. Bob Mitchell said could we bill homeowner or have a lien placed. Earl Johnson replied "no" according to our by-laws, and besides we can't prevent a sale of a home, only collect the lien at the time of sale. The responsibilities of ARC are very vague. They can't enforce and the homeowner is given the benefit of the doubt. Please contact ARC with questions or concerns.

New Business-Board

Paul Howald reported that the Fourth of July went great! 80-100 in attendance, Fire Engine. Bikes, Pets and children. Old vehicles were paraded by the Price Family. Lots of great food. Pam Hallowell said Christmas Party still fun, even if Horse and Buggy not there (due to dangerous conditions with snow and ice in our neighborhood, it became unsafe for the horses.) There was great food and a Flute Quartet from Arapahoe High School and much thanks to the Raushkolb's again for opening their beautiful home. Luminaries were less, but still lovely. Hope to repeat it all this Christmas, only with the Horses and Caroling, too.

Parking lot- Paul Howald added additional information from what was mentioned earlier, and said that after looking at several bids to replace the asphalt, re-stripe and repair curb and gutter, Brown Brothers were chosen, and the repairs are to be done in mid October. Question by Jim Kirscheimer-\$17,000.00 a lot of money for something rarely used, plus currently the landscape is lacking and needs attended to. Becky Newman replied that we already had put repairs off and now all is much worse. Homeowners seem to want it done and so the time is right. Discussion followed: Mike Coulter stated that when monies were projected for this in 2000-20002, cost was approx. \$9000.00. Karma Dingman thought the landscape issue was even more important than the parking lot. Sue Cook wondered if we could wait until Spring. Earl Johnson addressed the fact that the concrete is heaving and we did have some leaks associated with the pool, plus the boiler and re-circulating

pump plus re-plumbing has to be done before the pool opens in the summer. Pump repairs are approx. \$4000.00 and the boiler is about \$17,000.00. Nancy Van Hall wondered if we had the money? Yes, per Earl Johnson, in the reserve fund. We have planned for this and if we do parking repairs plus fix all the Pool issues, we will have only used about half of our reserve, which is all okay. Gary England, who is working with the pool company had not heard from them. Earl has and will have them follow up with Gary. Becky reported that Mike Jones was active with Landscaping and felt that tree loss was contractors fault. Mike has stepped down and Steve Hazel would like to know if any Homeowners wanted to be responsible for Monument flowers, planting, design and care. Jeff Elliott, who is a Golf Course Superintendent, volunteered to take over this job and submit a proposal to the Board. Karma Dingman wondered if we had a warrantee on the boiler. The Board said no, not now, too old and it is considered normal wear and tear. Mike Metz stated that since we have a capital budget (money set aside), why is there all this fuss! Let's use what we planned for and get things done. Jim Kirchheimer says spend if we need to. Karma Dingman asked about priorities of Parking Lot, Pool and Landscape. Steve Hazel and Earl Johnson confirmed, we can do all three. Nancy Van Hall suggested that we Landscape first as to not have heavy machinery on a new Parking Lot. Paul Howald did figures and we would use 58% of our reserve. Andre Van Hall said that we have the money and the Board is elected to manage it and make decisions. John Becker disagreed. Amy Coulter wants to see Pool fence replaced. Becky Newman interjected that she thought the whole Otero fences looked worse than the Pool fence. Bob Mitchell agreed that the Board should handle the issues. Dave Frederick asked ARC if there were approved fences types. Jim Kirchheimer said yes the recent Covenant Amendment set forth specific types that would be permitted, and that consistency is important. More discussion and numbers needed. Mike Metz wondered if Homeowners can direct the money? The Board will look into this and will review issues. Earl Johnson will look into the cost of replacing the Pool Fence.

Steve Hazel purposed a dues increase of \$3.00-\$5.00 per month. We only break even with monies coming in and going out. It would be hard to balance the budget without an increase in dues. Mike Coulter suggested (and had done so last year too) that we split the monies: smaller amount to operating costs and the larger amount to reserves. Jim Kirchheimer says that expenses will continue to go up. It was suggested that we need quarterly communication about cost increases, what is the trend and what is needed to cover cost. Steve Hazel should do this. Mike Coulter than suggested that we put all \$5.00 in reserve and we could tap into it, if need be. Moved to increase dues by \$5.00 by Andre Van Hall, second by Gary England. Elaine Becker asked we if could divide this, \$3.00 to operating, \$2.00 to reserve? Steve Hazel said all is needed in operating side to cover higher costs. The Board will decide and let everyone know. Bob Mitchell stated that the Board can increase dues by 10% without Homeowner vote. Murray Woronoff thought a quarterly summary is great, but 5-10 years down the road, how do we plan for the future? We may know fixed dollars for some expenses, but let's have separate buckets. Earl Johnson said there is a non-profit tax resolution, CPA's want us to do it, any left overs, we put in reserves.

New Business- Board elections

ARC vacancy, Jim Kirchheimer to leave. Nancy Van Hall nominates Jim Kirscheimer, if he is willing to serve again. Yes, he will. Motion to approve Jim by Herrick Lidstone, second, Scott Stinson. All in favor, yes. Welcome back, Jim. Board members leaving, Becky Newman and Steve Hazel. Nancy Van Hall nominates Andre Van Hall and Herrick Lidstone asks Steve Hazel to stay. Motion to approve Andre and Steve, by Bob Mitchell, second by John Neil. All in favor, yes. Welcome aboard, Andre and welcome back, Steve.

Kim Oliva asked a question about invoices. She received a bill for her monthly dues payment. Earl said to use the coupon book and that a Homeowner only gets an invoice if their payment is late.

Gary England thanked, personally, each and every Homeowner that helped with the pool closure each night of the pool season. Very grateful to everyone for making the season run safe and smoothly.

Becky Newman said that the perimeter fence issue would be looked into by the Board again since the 2008 Fence Committee was disbanded and no conclusion was reached.

Moved to adjourn meeting by Herrick Lidstone and seconded by John Neil.