

Polo Run Recreation Association  
Board of Directors Meeting  
October 20, 2008 7:00p.m.  
At the home of Paul Howald

Meeting called to order by Earl Johnson, Western State Property Management.  
Those present: Paul Howald, Andre Van Hall, Pam Hallowell and Earl Johnson.

First order of business; election of New Officers

Paul Howald nominated for Board President by Pam Hallowell, second, Andre Van Hall.  
Andre Van Hall nominated for Board Vice President by Paul Howald, second, Pam Hallowell.

Steve Hazel(not present), nominated for Board Treasurer by Paul Howald, second, Pam Hallowell.

Pam Hallowell nominated for Board Secretary by Andre Van Hall, second, Paul Howald.  
Sally Tichota( not present) nominated for Board Rep at Large by Paul Howald, second Pam Hallowell. The 2008-2009 Board now takes over.

Review and approval of Annual August Community Meeting. Approval and submission of August minutes, motion to approve by Pam Hallowell and second by Andre Van Hall.

**Financial Report:** Earl Johnson

Not much has changed since Annual Meeting. To pay out yearly charge of \$224.58 to South West Metro for storm and waste drain maintenance. For Nine months we are under budget for actual expenses.

**Old Business:** Paul Howald

The asphalt at the pool was scheduled to be replaced Oct. 27,28. It has been accomplished. Pool furnace proposals were obtained. Alligator Pool/Spa was \$18,163.00 and a second bid of \$20,000.00 was also looked at. Andre Van Hall inquired about a insta-hot heater for economy sake, Earl said he would look into the comparison costs. Paul Howald entertained a motion to approve contract for Pool work. Motion to approve by Andre Van Hall, second by Pam Hallowell, all were in favor. The budget for 2009 includes money to be spent in Jan/Feb for the install of the necessary pool items. Going forward with renewal of Alligator Pool and Spa maintenance contract. Andre Van Hall moved to except, Pam Hallowell seconded it. Alligator was thought to be a great company with good people, start to finish.

Dec. 2008 Christmas party Sleigh and Horse Ride- Paul Howald

We will book this item for Sat. 14 December from 5:00-7:00 p.m. Luminaries will be displayed on Christmas Eve. Donated, kindly, once again, by Realtor, Greg Newman. Reserve order to Jane Lundwall.

### **New Business**

Annual meeting format to be reviewed. Ideas brought forth on ways to improve. We will try to provide more info. to Homeowners well before Annual Meeting, take questions ahead of time and have better prepared answers along with information. We will also move forward concerning the need to revise the covenants and by-laws. Paul will check into attorney fees etc.

Mike Jones will be handling our Landscaping issues and he will clarify how many Homeowners he will need to volunteer and the approximate cost. The community has four areas or monuments that we will be taking care of. The contractor in the past were expensive and we not always diligent in their duties.

### **2009 Budget Increase**

Motion to approve Budget Increase by Paul Howald. Moved to approve, Andre Van Hall, second, Pam Hallowell. \$5.00 monthly increase-with \$1.00 going to operations and \$4.00 to reserves. The quarterly Treasurer report will be put on the Website. This will be as transparent as possible and Steve Hazel will be available for questions/concerns.

There is no budget line for Plowing and retainers aren't well received. Local boys will continue to shovel the pool sidewalk.

### **Otero Fence Issue- Paul Howald**

History of the fence issue was discussed. Jim Kirscheimer is looking into Trex, legal fees money and other related issues. Pool fence seems O.K. in comparison for now.

### **Website update**

Each Board Member will provide a brief bio to familiarize the Homeowners with them also we will continue to improve the website and its abilities.

### **Schedule for Board Meetings**

The Board has chosen to meet every other month on the first Wednesday.  
Dec.3<sup>rd</sup>,2008-Feb.4<sup>th</sup>,2009-Apr.1<sup>st</sup>,2009-June 3<sup>rd</sup>, 2009-Aug.5<sup>th</sup>,2009--Annual Meeting,Sept.19<sup>th</sup>,2009.

Reimbursement to Corner Homeowners for Utilities-Earl Johnson

All Homeowners have been paid and a raise will be looked into on their behalf.

Website payment-Earl Johnson

This fee was for the Web page and will be paid.

Amy Coulter, Homeowner letter of concern

The Board address a concern of a Homeowner. The Pool toilets were winterized and we believe the leak fixed. We will look into placing a tarp on the chairs in the hallway to help protect them but storage in the pump room is not advised. Alligator will take care of clock issue and Paul Howald will e-mail Amy Coulter. The Pool fence will continue to be maintained and replaced if and when Otero Fence issue is solved.

Paul Howald regrets not informing community of this first meeting, it was an oversight.

Moved to adjourn by Pam Hallowell, second, Andre Van Hall.