

October 13, 2010 Pheasant Run HOA Annual Meeting Border Booksellers

In attendance: Jared Kohlman, President; Elizabeth Fischer, Vice President; Carol Herrick; Jay Lohuis; Johnny and Kathy Wong; Carol and Nick Kelly

Flood plain designation:

Nick Kelly explored flood exemption and has been redesignated outside of the flood plain. City of Boulder has updated the flood plain map, but FEMA has not. Mortgage companies are still using the older 1990 map to determine flood insurance requirements and premiums. Jared noted that at least three refinances have failed because there is no blanket flood insurance policy at Pheasant Run (everyone does not have the insurance) through there is no such thing.

Savings and Increases:

By getting rid of HOA cell phone and using Google we are saving \$50.00 month. Trash costs have increased \$30/month from last year.

Review of Financial's for 2010 and projected.

Repairs:

Painters will be returning to fix the tape and paint around the Wong's unit. Specifically the kitchen window, deck and window trims. Kathy pulled off some but painters need to attend to it.

Four Star needs to be contacted about the tree that is split within owners front privacy fence. It needs to be removed since it is leaning on the fence and will cause damage.

Fall cleanup will be scheduled after the leaves are done falling off the trees.

Discussion on general deck maintenance. Owners are responsible for maintaining and repairing all exterior decks, and they should be keeping them up.

HOA Dues: HOA dues will increase \$5.00 per unit for 2011 beginning January 1.

Parking:

Parking in the first cul-de-sac along MacArthur: there is limited spaces and a renter is parking in front of their unit, but this is not allowed and it blocks others garages and access. There are three official spaces on North side along MacArthur but they are smaller than technically allowed. We have limited spaces and there is available parking on the street. There are spaces on west side of entrance, one space is reserved for the larger units but we are thinking of making it an open space. The biggest concern is that three cars can not fit across the North designated spaces. Emergency vehicle access is being blocked. We are considering repainting for two spaces in the North and reassigning one space to the west, eliminating any guest parking, guests will be required to park on street. Possible exploration of widening concrete in the North but there is limited space.

The Kelly's are thinking about new windows. They are choosing Pella Impervias which are fiberglass and can be painted if necessary, will not effect their warranty. They are following Handbook standards and selecting an almond/off-white finish as required.

The Kelly's also mention that Western Disposal is not the only garbage hauler. One-way in Longmont is about \$7 per month less, the one negative is that they do not supply the receptacles. Note if you are over the age of 65, Western disposal will give you a senior discount.