



Pheasant Run HOA

PO BOX 20905 Boulder CO 80308-3905
president@pheasantrunhoa.com
(720) 296-3740

Pheasant Run Homeowners Annual Meeting
Minutes by Linda Parks on January 11, 2012
In attendance: Jared Kohlmann, President
Elizabeth Fischer, Vice President
Linda Parks, Secretary

OPENING DISCUSSION

Illegally parked vehicles: we have towed vehicles twice in the third cul-de-sac.

We are inquiring into add John Esau's, owner/resident to authorized call list for towing, he will be required to be an active member-at-large of the Board.

Jared Kohlmann's name will be removed once he is no longer a member of the Board, Jared is leaving the Board once he sells his unit, and it would be more efficient for John Esau to call since he is on-site in the third, southern most cul-de-sac.

Signage: the towing company signage will be replaced by Jared at his convenience. We have the new contracted company signs for Hamilton Towing. In discussion is fining for non-compliant owners. Unpaid fines can lead to property liens.

HOA dues: Reminder e-mail to all owners about rate increase. Elizabeth will send update on accounts receivable for HOA dues of tenants.

Transitional information:

E-mail forward: will be set up for phone to direct to Elizabeth Fischer

Remove Jared Kohlmann's name on bank account, add signing authority of Linda Parks, Secretary at Compass Bank. Elizabeth and Linda will make a date to go to the bank, corner of 30th and Arapahoe. Compass bank is currently charging a \$3.00 fee for mailed paper statements. Other banks are not charging these fees but Compass Bank only stores online statements for 14 months. Check with CHASE (Elizabeth) and CSBT (Linda) 40K in account.

Key for PO Box will be transferred to Elizabeth.

Gutters

Jared will follow up on gutters. We need a gutter company to inspect all gutters and repair the 1535 gutter above the entryway. We have soe gutter inserts that also need to be installed.

Mark Buzak had gutter concerns behind his rental unit, we will also look into this. Linda cleaned out the two front gutters above 1577 and the unit to her South. Jared will make a call to a company. Elizabeth will take possession of the gutter guards from Jared. All remaining paint will be disposed of.

Tim Burnett Construction

Spring repairs on the South side of the Kelly's unit will be done in Spring 2012.



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PestRite

Woodpecker mitigation when birds return in the spring.

Decks

Need to address repair costs. Owners of connecting properties need to talk about the repair costs in the spring.

Painting

Need a lot of touch up and possible maintenance before.

Box Elder Tree

Need to cut down the Box Elder Tree, infestation. Lonnie will take down the tree to eliminate the pests.

Attorney Questions

Who is responsible for decks in our covenants?

Linda will try and get social security numbers from Justin Roberts, Roberts and Sons and Tim Burnett, since they are not companies.

Insurance Concerns

Contractors need FEIN to do work on our property.

Form to be drafted by E Fischer's husband (attorney)

For contractors who work for associations, with all the legal bells and whistles.

Landscaping

Grass in front of Jared's unit gone and dog being tied has damaged the grass. Ask owner to keep dog off the grass when we refresh this area. In the spring we will put in sod and speak to Unit 1541 about keeping dog (Timber) off grass.

Summation

Look into costs to get a property manager.

E-mail owner's monthly updates and next meetings.

We need owners to help make calls research contractors, mailings, letters, etc.

Linda will follow up on a property manager and general contractors who might assist us on projects

Next meetings: Wednesday, February, 8th 6:30 PM and March 7, 6:30 PM