



Pheasant Run HOA

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

2012 Annual Meeting

October 22, 2012

In attendance:

Jay Lohuis (1545), Megan Heller (1507), Andrew and Lora Homeyer (1539), Josh Lorton (1547), Carol Herrick (1537), Elizabeth Fischer (1543), Linda Parks (1577), Claudia Lohuis (1545), Todd Reinke-Walter (1557)

1. Opening discussion and introduction around table to all owners and new owners
Review financial documents.
Vote on dues increase.
Outreach discussion to ask property owners to assist in HOA self-managed projects.
2. Current owner to rental unit occupancy: 9 to 21, three sales in 2012
3. Landscaping Discussion
Reseeding was done on 2012 to address grassless areas around the grounds.
Grounds beautification has been discussed in 2012 at HOA meetings and residents have been asked to clean up there grounds inside fences and place trash bins in garages as outlined in HOA rules. Board will look at budget for 2013 to see if areas around grounds can be improved through rock landscaping, Xeriscaping and planting. Clean-up of trash around property has been done.
4. Sprinkler system and water use.
Our system is aging and could possibly be leaking. It is also not zoned. The Board will look at costs to replace the system and add zones. This will enable better control of water cycles and may add to savings in this area.
5. Building maintenance
Two building ends were repaired/replaced and painted in 2012. These are located at the South end of the property. The original Masonite construction materials were damaged from water and Flickers, and replaced with a cement board product. Maintenance and repairs to additional areas will be scheduled on an as needed basis.
6. Gutters
A fall clean-up will be schedule after all the leaves have fallen throughout the property. Further repairs to drainages and gutters will be addressed this spring.
7. Painting
Buildings are in line to be painted within the next two years. Possible exploration of a new color palette may be explored as suggested my property owner willing to present the Board with alternate color options that would incorporate the current neutral end cap color. Bids will be collected this spring. Surrounding junipers (which are dying) will need to be cut down prior to painting.



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8. Tree trimming

Grounds are in need of a full property tree. Board will look at budget for 2013

9. Fines

Board will be discussing structure of fines in 2013 to all on-site owners, absentee landlords and renters who do not comply with the HOA rules and regulations.