

Antelope  
Board of Director's Meeting  
April 10, 2007  
Creekside Elementary School

In attendance: (Sign In Sheet on file with secretary). 11 property owners were in attendance, which included 5 Board members (constituting a quorum) along with 2 guest(s): Patricia Garcia and her daughter.

Chuck Reers called the meeting to order at 7:01 p.m. Roll call was taken; five board members present and accounted for [Chuck Reers, Jeff Toussaint, Cathy Schulze, Karen Reddick, Linda Lehrer].

Chuck then asked for a motion to approve the minutes from the March Board meeting. Linda made the motion, Cathy seconded. The motion was open for discussion. Jeff made a correction: approved expenses in the Treasurer's Report Section should have been \$16,517.00, not \$10,117, (the previous month's amount). No other discussion took place. The motion was approved 5:0.

Treasurer's Report (copy on file with Secretary)

Jeff stated there were no new property transactions, but the home at 20367 East Briarwood Ave. was scheduled to close on 4/27/07. Jeff had heard the accepted offer was approximately \$560,000.

Association Financial Assets total \$76,819.95 (\$7,144.90 in Money Market Checking Acct. and \$69,675.05 in investments).

CD Status:

Jeff stated that one \$20,000 1-year CD (at 5.00%) was purchased on 3/20/07 with funds from the two recently matured \$10,000 CDs per Board decision at the 3/13/07 meeting. Three more CDs (\$25,000 total) will mature in late Aug/Sept 2007. Disposition of the CDs will be addressed at the 8/14/07 Board meeting or sooner, if necessary. An additional \$1,500 in 2007 CD interest is expected.

Dues Received:

Jeff stated that 112 of the 118 dues had been received. Six owners are in arrears since dues were due on/before 31 Mar 07. In accordance with APOA's Collection Policy, Jeff will continue to send bi-monthly notices to these owners and if any remain delinquent for six months, he will recommend the Board consider turning these accounts over to our attorney for collection.

Expenditures Since February Meeting:

State Farm Insurance	\$644.00
US Treasury (2007 est. income tax)	\$125.00
HindmanSanchez (retainer)	<u>\$140.00</u>
<b>Total</b>	<b>\$909.00</b>

Deposits Since February Meeting:

Dues and fees received	2,945.00
Interest from CD & Checking	<u>328.93</u>
<b>Total</b>	<b>\$3,273.93</b>

2007 Budget:

	<u>Budgeted</u>	<u>Approved</u>	<u>Actual</u>	
Receipts	\$15,925.00	\$15,925.00	\$12,958.74	81%
Expenses	\$22,342.00	\$17,017.00	\$ 8,197.47	48%

Chuck then asked for a motion to approve the Treasurer's Report. Linda made a motion, Cathy seconded the motion. Chuck asked for discussion. No discussion took place. Motion past 5:0.

Water

Chuck stated that ACWWA is pushing to finalize the agreement for the well site at the horse arena and they've agreed to send the association a check for \$1,000 to cover legal review of the document. Discussion ensued on how ACWWA would get access to the arena and what hours of operations would be. Other discussion included restoration and making sure the Board has input on the when's, where's and how's of the operation.

Linda stated that she was appointed to the ACWWA Board and in order to avoid conflict of interest, she stated she would need to remove herself from the water committee. She further stated that she could participate in Board discussion regarding ACWWA but could only offer factual information and must remove herself from any voting or discussions regarding water.

Chuck then suggested we go ahead and let ACWWA do their paperwork and receive the check for legal review. It should be noted that if Chapparral and/or Creekside school does opt in to the water system, the well site location would likely be moved to an area closer to Chapparral's current water tanks.

Chuck then made a motion to approve expenditures not to exceed \$1,000 for attorney review of ACWWA's proposed agreement subject to prepayment by ACWWA. Cathy seconded the motion. No more discussion took place. Motion passed 4:0:1. [Linda abstained from voting]

Linda wanted to reiterate that if you still plan to sell your deep water rights, you need to get the paperwork started as the anniversary date of July 14, 2007 is coming up quickly. After that time, you will not be compensated for your water rights.

Traffic

Carl was not present at the meeting, but Dennis Scheel stated that a speed limit sign at the corner of Himalaya and Ireland Way had been torched off at ground level. Dennis stated he would contact the City to replace the sign.

Discussion then took place regarding the painting of double yellow lines on our roads throughout the neighborhood as it was getting dangerous to travel with no lane designations. It was agreed that this issue would be brought up again after our roads are repaved by the City.

Kings Point

Cathy stated there was nothing to report on Kings Point.

ACC

Kevin George was not present to give an ACC report. Chuck stated there had been another incident at the 6744 Gibraltar address and then introduced Patricia Garcia and her daughter as

current residents of the property. Patricia apologized for the happenings at the property and stated they had plans to move in and were partially moved in already. They were still waiting to hear from Metro Title company on the purchase of the property from Nicole Cashen (current owner). Patricia stated they would be fixing the electrical so they could install lights, and will be erecting a fence and placing No Trespassing signs on the property. Patricia also stated they had plans to paint the house. There was brief discussion on whether the parties were gang related. Patricia did not know. According to Deputy Marciano, it was a possibility, but could not be confirmed. Patricia and Stan then made a verbal agreement that Stan would watch the house when Patricia goes out of town. Stan then suggested Patricia make an effort to visit the Harralson's next door and introduce herself as they have been concerned about the house for some time.

Jeff stated that we may not have followed our Enforcement Policy with regard to this property: if a 2<sup>nd</sup> violation letter has gone out, then a fine should have been assessed.

Linda then stated to Patricia, that if they need help in any way to ask for it and the neighborhood would pull together to help.

#### Publications

Nothing to report in publications. Karen stated the Newsletter went out the first week of April and all should have either received it via email or U.S. mail.

#### Estancia

No committee members were present and there was nothing new to report regarding Estancia.

#### Special Events

Linda stated the Garage Sale is still planned for Friday, May 18 and Saturday, May 19. She will place an ad and post the signs at the entrances.

The next Bar & Grille will be at Randy Bartlett's house in August.

The clean up and picnic are scheduled for Saturday, June 2 (with a rainout date of June 3). Discussion took place on whether the picnic should also be BYOB. Questions were asked if we changed to BYOB for liability reasons. Karen stated it was also because some property owners did not like their dues spent on alcohol. It was decided that Cathy would call HindmanSanchez to determine what, if any, our liability is for serving alcohol at the picnic and would report her findings at the May Board meeting. A decision would be made at that time.

#### Common Grounds

Randy was present and discussion took place regarding prairie dog control at the playground. Questions were raised as to the association paying for exterminating neighboring properties as well as the playground because if neighboring properties do not exterminate the prairie dogs, then our efforts would be in vain and money wasted.

Jeff suggested another call to the attorney be made to find out what our liability is; do we need a release from neighboring properties and find out what the attorney recommends. Cathy would make this call and report back at the May meeting.

Jeff then stated we have money in the budget for common ground upkeep but have no specific common grounds projects for 2007 approved by the board to date.

Chuck then made a motion to approve funds not to exceed \$2,000 for prairie dog mitigation for the common ground area. No one seconded the motion. Further discussion ensued on whether it was the Board's responsibility to exterminate prairie dogs on neighboring properties or if it was the responsibility of the property owner. This motion was then withdrawn until the May Board meeting after which we should have a response from our attorney.

Randy then stated he would like to replace the American flag at the East entrance and install one at the West entrance as well. He would need poles, flags and tie-down wire for each entrance.

Chuck then made a motion to approve funds for flags at both entrances. No one seconded the motion. Motion was withdrawn. Linda stated she believed the flag at the East entrance was something Jim and Sue Glen had asked permission for and it had become their personal responsibility to maintain. It was agreed Randy would contact the Glen's to replace the flag at the East entrance only.

#### Goodwill Committee

No new properties officially sold since the March meeting and therefore no activity took place for the Goodwill Committee.

#### Governing Documents

Jeff stated this is the first time in over a year he had nothing to report for this committee.

#### Nominating Committee

Linda stated there has been no nomination forms received for the two (2) Board position openings in June. Jeff stated Cathy has agreed to return to the Board, but Karen's seat will need to be filled. Discussion ensued over whether Eva Bostedt, who had verbally agreed earlier, was still interested. Linda will call Eva.

Jeff then suggested that after the Annual meeting, the Board meeting should immediately take place instead of off to the side in an effort to better include/involve all attendees.

Karen stated she would send Linda the clean up/picnic check list and any other materials for this event.

#### Old Business

Chuck is scheduled to meet with an electrician to bury the cable and make the hook up to the IREA transformer at the south entrance so the sign can be illuminated like our other two.

#### Neighborhood Forum

Gale Pipkin stated the phone line that was cut during water pipe installation has been repaired but is still not been buried and he stated he has lost almost all his road base. Chuck stated he would personally follow up and take care of both these issues.

#### New Business

No new business.

Linda made a motion to adjourn the meeting. Jeff seconded. Chuck asked for further discussion. No discussion took place. Motion approved 5:0. Meeting adjourned at 8:20 p.m.

The next Board Meeting will be May 8, 2007 at 7:00 p.m. at Creekside Elementary school cafeteria.