

**Antelope Board of Directors Meeting
July 8, 2008
Parker Fire Station**

Call to Order/ Verify Quorum (sign in sheet on file)

Fifteen (15) property owners including five (6) Board members were in attendance: Cathy Schulze, Chuck Reers, Sandy Ricard, Tim Ardueser, Eva Bostedt. Art Harter was not present. Quorum was met. Karen Reddick was secretary for this meeting. Linda Lehrer arrived at 7:10p

Approval of Previous Month's Minutes

No changes to previous month's minutes. Cathy made a motion to approve the meeting minutes from June. Chuck seconded the motion. The previous month's minutes were approved 5:0.

Treasurer's Report (on file with secretary)

Sandy Ricard showed the board a new format for the treasurer's report produced in Quickbooks. There was brief discussion about showing income and expenses for each month. Sandy stated she would include a check register at the next meeting.

Chuck made a motion to accept the treasurer's report. Cathy seconded. No discussion. Motion approved 5:0

Common Grounds

Sue Glenn was not present to report on Common Grounds. Chuck stated there were at least half a dozen prairie dogs back at the playground. Tim stated he was at the playground two weekends ago and dropped poison in several holes. After discussion, Cathy stated she would contact Bob Finnerty to use the smokers that have been successful in the past. Jeff noted that Common Grounds was already over budget so any new funds needed would need to be requested and approved by the Board.

Karen then stated that several property owners would like to request sand be trucked in to the arena as the footing is in bad shape. The projected amount for sand would run between \$250-\$750+. There was brief discussion on how a truck would gain access to the arena. After discussion, it was determined that Karen would come back to the Board with an exact amount for the sand and an access route. Karen stated that several of the horse owners had discussed splitting the cost of the sand with the Association. The Board agreed that this expense should be covered by the association if it was not cost prohibitive.

Chuck then stated that the south sign electrical has been set up and in compliance with IREA. It is now in the hands of IREA to come out and set the meter. Chuck asked the minutes to reflect that he thanked Tom Reddick and Keith Hogan for their help in finishing up the installation process.

ACC

Chuck spoke on behalf of the ACC. Harralson's put in a request to paint their house. Reers stated he would be painting his trim a different color. Frahm stated he would be painting his house the same color and McCormack stated they would be painting their trim the same color. A brief discussion ensued on whether an ACC form needed to be turned in for painting the same color. It was discussed and determined that no it was not needed unless there would be a change in color to the exterior, but it wouldn't hurt to have a record on file.

Committee Reports

Traffic:

Carl had nothing to report on traffic. Karen stated that as an FYI, she had called the city to request a "No Outlet" or "Dead End" sign for their cul de sac.

There was a brief discussion regarding the neighborhood burglary at Tom Mackenzie's property and a possible need to start up the neighborhood watch program again. Cathy asked that neighbors be aware and pay attention to any suspicious activity in the neighborhood.

King's Point:

Cathy stated that Todd Irwin received a certified letter from Norris Design notifying them that "an extension has been requested for Kings Point Contextual Site Plan Filing No. 1 and Kings Point Contextual Site Plan Filing No. 2 which would grant the owner of that property another three years to develop the site. No substantive changes are proposed to the previously approved site plan. The City of Aurora Director of Planning with approve the Site Plan Extension on or after July 16, 2008."

Goodwill:

As Jeff Toussaint is no longer treasurer, he has resigned from this committee making Karen Reddick a committee of one. Karen suggested resolving the Goodwill Committee and to just know that "it's a given" when a new property owners moves into the neighborhood that the treasurer will contact Karen and a welcome packet will be sent.

Jeff stated that the committee was also formed to send out well wishes and condolences as needed. Patty McCormack stated she would like to see the committee

stay in tact. It was decided that the committee would continue to function but that it would be removed from the Board meeting agenda.

Publications:

Karen stated that the newsletter went out the first of July and the next newsletter is due in October.

Estancia:

Stan spoke on behalf of the Estancia committee stating that they are still building and it appears a coyote den must have been uncovered because coyotes and their pups have been seen in abundance. Eva stated that during a drive through of Estancia she noticed a lot of prairie dog activity. Stan also stated that only 58 homes instead of the originally thought 77 will be built on Estancia which will help with traffic issues on Arapahoe.

Special Events:

Linda stated the Bartlett's at 6871 S. Himalaya Way will hold the next Antelope Bar & Grille on Saturday, August 9th. It will be a pool party. Linda will get specific details from the Bartlett's and will send an email blast announcing the B&G.

Karen brought up the poor condition of the current canopy and asked if it was the Board's intent to keep the canopy or sell it. Linda stated she had not had time to look into a new canopy but would definitely have a solution before the next Annual meeting in June 2009. It was decided to hang onto the canopy until a replacement has been purchased.

Voting procedures:

Mike Lucas stated that no comments had been received from the community regarding the proposed covenant amendment voting procedures. Cathy stated that several Board members had comments. Mike asked that all comments be put in writing so there would be no misunderstanding or misinterpretation of the comments. After much discussion and comment, it was decided that Mike would email Karen the Word format document and Karen would send an email blast asking for comments on the Word document.

Old Business

Boys Hope Girls Hope

Cathy stated a formal submittal for Use By Special Review (UBSR) has been put in place for the Type B Girl's Hope Home at 6741 S. Gibraltar. Cathy showed those present at the meeting the site plans. Antelope had the opportunity to put in writing their comments to the city regarding the group home. (Letter on file with secretary).

Cathy's letter stated that although the BOD understands that the home falls under Familial Status as defined in the Colorado Fair Housing Act and Federal Fair Housing Act, that all other Antelope covenants should apply to this home. Cathy's letter also stated that the BHGH organization has verbally agreed to abide by all other covenants including Antelope setbacks, septic setbacks and site plan submittals to the ACC. BHGH has also verbally offered to keep space available on the property for the community signage and their willingness to pay their fair share into our GID.

ACWWA Easement

Nothing new to report. Chuck to gather information and make a report at the next Board meeting.

New Business

Karen stated that the Boy Scouts beat us to the punch in reserving the cafeteria at Creekside this year and that the Board meetings would be held in the music room. Since the music room is too small with no chairs, it was determined that Karen would contact Grandview High School and attempt to reserve the cafeteria at Grandview for the meetings.

Neighborhood Forum

Chuck stated his well went dry and he is now on ACWWA water. He again strongly suggests that property owners at least dry line to their houses in case their wells should dry up. Chuck commented that he had no warning that the well was going dry, it just stopped. Within 24 hours he was up and running with ACWWA and the pressure is very strong. He has not noticed a bad taste or chemical deposits yet.

12 people are currently hooked into ACWWA.

Linda brought up that some neighbors are watering 24/7 and this is in violation of their well permits. After discussion, it was determined that an email blast would go out to the community and that the State Engineer's office would be contacted reporting those property owners in violation.

Adjournment

Cathy made a motion to adjourn the meeting. Eva seconded. Motion approved 6-0. Meeting adjourned at 8:30 p.m.