

Antelope  
Board of Directors Meeting  
July 10, 2007  
Grandview High School

In attendance: (sign in sheet on file with secretary). 10 property owners were in attendance, which included 6 Board members (constituting a quorum).

Cathy Schulze called the meeting to order at 7:01pm. Roll call was taken, 4 Board members were present and accounted for [Cathy Schulze, Chuck Reers, Jeff Toussaint and Eva Bostedt. Tim Ardueser arrived at 7:05pm and Linda Lehrer arrived at 7:08pm.]

Cathy then asked for a motion to approve the minutes from the June Annual Board Meeting. Chuck made the motion and Cathy seconded. The motion was open for discussion. No discussion took place. The motion was approved 4:0 (Tim and Linda were not present to participate in this vote).

Treasurer's Report (copy on file with the Secretary)

Jeff asked for a motion to approve the Treasurer's report from June. Cathy moved, Chuck seconded. The motion was approved 6:0.

Jeff also moved to approve that the President and Treasurer be agents to do business on the Smith Barney account and that 1 signature be required on all checks. There was no discussion. Jeff moved. Chuck seconded. The motion was approved 6:0.

Association Financial Assets total \$75,147.20 (\$5,527.60 in Money Market and \$69,619.60 in investments).

Dues Received:

Jeff stated that there were no property transfers since May 08, 2007. Chuck stated that the property at 7163 S. Himalaya (Jerilee Peterson) has a contract with a purchase price of \$605,000. Jeff also stated that 1 property owner has paid their dues and 1 property owner, Jerilee Peterson will have dues paid before closing on the property at 7163 S. Himalaya. A brief discussion took place regarding the property 6744 S. Gibraltar Ct. Chuck noted that we all need to keep an eye on the property.

Deposits since March Meeting

Interest – First Signature Bank CD	90.50
Checking account dividend (thru May 31, 07)	28.25
Canopy rental	20.00
07 dues (1), 07 late fee (1) ACWWA reimb	665.00
Checking account dividend (thru June 30, 07)	<u>24.00</u>
<b>TOTAL</b>	<b>\$827.75</b>

Expenditures since May 08, 07 Meeting:

Vinyl signs & banners (Ann signs)	234.62
Bob Finnerty (PD extermination)	95.92
Karen Reddick (Ann mtg mailing/supplies)	200.26
Karen Reddick (website ann fee)	10.17
Hindman Sanchez (May 07 Ret. ACWWA legal)	695.00

Linda Lehrer (Gar sale, CL up, Pic)	125.00
Barb Toussaint (CO ann fee. AM Cys. St)	13.09
Karen Reddick (1 yr Web Hosting)	53.00
Hindman Sanchez (Jun 07 Ret)	140.00
Karen Reddick (07 Dir Ph 1, 07/07 NL)	<u>129.52</u>
<b>TOTAL</b>	<b>\$2,206.51</b>

2007 Budget:

	<u>Budgeted</u>	<u>Approved</u>	<u>Actual</u>	
Receipts	\$15,925.00	\$16,480.00	\$14,152.15	86%
Expenses	\$22,342.00	\$18,017.00	\$11,008.18	61%

Water

Chuck stated that Kodiak claims they are back on site, they claim they seeded and raked. Chuck has not seen any activity in the neighborhood and will verify the seeding by acquiring work orders. ACWWA will follow up with clean up and restoration.

Linda stated that she is on the Board of Directors for ACWWA, and therefore had a potential conflict of interest and would not participate in any discussions or votes on ACWWA business unless asked to provide factual information. When asked, Linda did state that ACWWA was considering a 6-month extension to Antelope homeowners for selling their deep water rights if they had not done so yet. An email was sent out to all homeowners by the POA in early June asking them to fill out a form if they wanted an extension. To date, 8 homeowners asked for an extension. Linda also stated that a water quality report comparing Antelope well water to ACWWA water is on the Antelope web site. She noted that our well water is softer than ACWWA water, but is greatly improved from a couple of months ago due to flushing and looping operations by ACWWA.

Traffic

Carl stated that the yellow lines were painted at the intersection of Arapahoe and Himalaya.

Tom stated that he thought we should call to see if we can have more yellow lines within Antelope, that driving was hazardous and if something can be done before someone is seriously injured. There was discussion that the position the City of Centennial has taken is that yellow lines cause people to drive faster. Eva made a motion to have Cathy call to see about adding more lines. The motion died for lack of a second.

Antelope West received a patch and striping at the intersection of Arapahoe and Gibraltar Streets.

Kings Point

Cathy stated there was nothing to report.

ACC

Kevin George was not present to give his report. Kevin did email Joe Bostedt to step in on his behalf. Joe left a message, with no return phone call from Kevin. Chuck stated that he could not reach Kevin and that he had received an application from the Smith's to erect a barn. Chuck and Joe will decide whether to approve/disapprove the barn. Discussion took place on handing off the ACC Committee chair to someone else as Kevin's job has him traveling extensively. Joe volunteered to head the committee and would report back to the Board.

### Publication

Karen stated that the newsletter went out. Directory requests have gone out to all residents except Board Members (whose information is already known to be current). The deadline to approve information is July 15, 2007. Karen stated the web site is updated with new Board Member information. Karen also stated that she updated the "City of Centennial" web site under "neighborhood" section also has been updated.

### Estancia

Carl Winkelman stated that he had heard 13 lots have been sold.

### Special Events

Randy Bartlett is to have the next Bar & Grill in August. No date has been set. Linda stated that there will not be a fall garage sale.

### Common Grounds

Sue Glenn was not present to report. Cathy stated that she was not sure if Sue was still interested in heading the committee. There was discussion about possibly, in the future, updating the entrances. The Antelope East sign is leaning and possibly replacing/updating it with something low maintenance.

Cathy made a motion to approve a bill from Bob Finnerty for "smokers" for the prairie dog problem. Bob purchased them and has volunteered to keep them until they are needed for the common ground areas. Tim seconded. The motion was passed 6:0.

Tim Ardueser and Mike Shirack have purchased a disc for the Arena and have volunteered it for the Arena when needed.

### Goodwill

Jeff stated there was nothing to report.

### Governing Docs

Jeff asked if there was still a need for this committee.

Discussion was:

#### PROS:

- Bylaws are 5+ years old and Hindman Sanchez recommends a review every 5 years.
- 2003/2004 Board approved
- Signature page is missing from bylaws.

#### CONS:

- No pending documents
- No bylaws are in Legislature waiting to be passed.

Jeff volunteered to stay on if the Board felt there still should be a committee. It was decided to keep the committee.

### Old Business

The Board is looking for any volunteers to head the "IREA Station Beautification" Committee. Volunteer by contacting any board member.

### New Business

Jeff brought up his displeasure with the appearance of the neighborhood and asked those present if they felt the same way. Discussion ensued about how many homes had unkempt lawns or the easements in front of some properties were growing wild and should be mowed. A few present at the meeting agreed with Jeff and others felt that some of the tall grass and wild flowers were beautiful. It was agreed by all that houses in disrepair and junk piles or unlicensed cars were considered covenant violations and the ACC should be made aware of any violations as such.

Linda made a motion to adjourn the meeting. Chuck seconded. Motion approved 6:0. Meeting adjourned at 8:50pm.

The next Board meeting will take place August 14, 2007, 7pm, at Creekside Elementary School.