

Antelope Board of Director's Meeting
April 13, 2010
Creekside Elementary School

Call to Order

The meeting was called to order at 7:05 p.m. Eight (8) property owners were in attendance including six (6) board members, which constitutes a quorum. Eva Bostedt was not present.

Approval of Previous Month's Minutes

Chuck made a motion to approve the minutes of the February meeting. Cathy seconded the motion. No further discussion. Motion approved 6:0

Establish Date of Annual Meeting

Annual meeting will be June 5 with a rain date on June 6

Clean up at 9:00 a.m. June 5. Encourage property owners to clean up easements around their property. Cut grass at playground, fix swing, repair bridle path fences.

Set up tent 3:00 p.m.

Meeting starts promptly at 4:00 p.m.

Picnic immediately following

Board meeting scheduled for Tuesday, June 8 at 7:00 p.m. at Art Harter's house.

Treasurer's Report (copy on file with secretary)

Income YTD totals \$11,411.44. Expenses total \$2,908.78.

Six (6) unpaid dues to date Lila Bashor, Tim & Sari Farne, Robert Hamner, Brad & Lisa Yeager, Eric & Kelly Hansen and John & Ann Todoroki. Two of these unpaid [Todoroki, Hansen] are late from 2009 as well as 2010. Discussion took place on starting lien process on these two delinquent property owners. Cathy will contact the attorney for advice.

Cathy moved to approve the Treasurer's report. Linda seconded. No further discussion. Motion approved 6:0

Common Grounds

No one could tell if any activity had been done by Best Yard. Sandy stated we have not received a bill. Sue volunteered to call and see if she's ready to start.

Tim exterminated 20-30 prairie dog holes at the playground.

Linda stated that some of the bridle path signs and fencing are in need of repair. It was discussed that a committee should be organized to fix the fencing and signs. Tim volunteered to repair fencing. Karen or Chuck will give Tim the trail map.

ACC

Amy Sexton put in a request to construct two-car garage. Chuck met with property owner. Tim stated the property owners at 6744 S. Gibraltar St. look they are building a gazebo. Cathy has phone number to contact English-speaking relative and volunteered to call to remind them they need to fill out the necessary ACC paperwork. Art stated that homes are starting to get trashed out again and he would like to see these owners addressed and held accountable. Our covenants are silent on this issue except for dumping. Linda and Art suggested that we call Centennial over and over until some action is taken on the three to five properties that should be reported. Art volunteered to be the point person. Send addresses and the code infraction and he will call Centennial and follow up.

Committee Reports

Traffic

Art stated no news on striping. We are on their list.

Publications

The newsletter has officially been replaced by the web site. All Antelope news will be posted to <http://www.AntelopePoa.com>

Special Events

The Antelope garage sale is scheduled for May 22. Karen will send an announcement.

Linda stated that no one has volunteered to hold the next Antelope B&G.

Nominating Committee

Cathy stated Bob Brodkorb and Don McCracken have volunteered to serve as Board members. Karen stated she will no longer be able to fulfill her duties as association secretary effective after the June 4 annual meeting. She agreed to continue to be publication chair and would keep the website up to date. Cathy's and Eva's terms are up. New office positions will be appointed at the Board Meeting on June 8, 2010.

Sign Committee [Committee notes on file with secretary]

Per Centennial's sign permit application, Antelope must verify property lines, rights of way, and easements and be required to provide a survey to verify the location of the public right-of-way.

The committee also decided there are three components to this project:

1. **The Legal Component.** The committee was provided copies of existing sign easements for Lot 1, Block 1 and Lot 1, Block 2; however, the easements are in the name of Horten-Cavey Realty Co. Linda instructed Chris Hurly, with Orten Cavanaugh Richmond and Holmes, to draw up legal documents to have the current sign easements transferred to the Antelope Property Owners Association. Linda stated after talking with Mr. Hurly, that the easements pass to their successor, which would be Antelope POA, but she stated it would still be a good idea to get ourselves declared the successor and file it legally. Legal council is currently investigating if there is a third easement on the South side.

2. **The Survey Component**, In order to get Permit approval, a survey will need to be done. It is the committee's recommendation that the association obtain a legal survey considering the impact the widening of Arapahoe Road will have on our neighborhood to our north and Kings Point to our south. It was added that there is the possibility that Antelope may get reimbursed for expenses if the association has to move the signs when the widening of Arapahoe Rd. actually happens. Linda has contacted two different engineering/surveying companies that have a history of working on the Arapahoe Rd. widening project, and is in the process of getting bids.
3. **The Sign Component**. The committee will contact professional sign companies to gather design, material, and installation costs. They will also attempt to contact HOAs that have signs in the style the committee likes, to get contractor contact information.

After much discussion, it was determined that approximately \$15,000 would be needed to fund the legal expense and to proceed with the needed survey to define the current sign easements and possible future sign easements.

Linda made a motion to up the \$2,000 that is currently approved for the new entrance signs to \$15,000 for legal costs and survey costs associated with the new sign project. Chuck seconded the motion. Discussion ensued on what this cost covers. Motion approved 6:0.

Old Business

Chuck asked that Water Committee be reinstated on the agenda. Two property owners called about new dry lines. Chuck urges all homeowners to dry line while the weather is getting nice. Chuck also urges people to contact him BEFORE connecting to ACWWA or anything related to water.

New Business

No new business

Neighborhood Forum

Sue stated that a dog barks incessantly at night, but she doesn't know which home it comes from. Chuck stated the dog belongs to Karen Rotschafer. It was suggested Sue call Karen and talk to her about it and/or call the City with a formal complaint.

Chuck also stated that Bob & Ann Bjorklund asked that the equestrian community stay on the bridle path when riding on their property and not cut through their yard.

Art made a motion to adjourn the meeting. Cathy seconded. No discussion. Meeting adjourned at 9:00 p.m.

Next meeting will be on Tuesday, May 11, 2010 at Creekside Elementary School.