

Antelope Board of Director's Meeting
May 11, 2010
Creekside Elementary School

Call to Order

The meeting was called to order at 7:05 p.m. Eleven (11) property owners were in attendance including six (6) board members, which constitutes a quorum.

Approval of Previous Month's Minutes

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

Treasurer's Report (copy on file with secretary)

May income totaled \$11,631.76. Expenses equaled \$4,125.51. Cathy noted that a line item of \$448 for signs was entered under Special Events. Sandy stated it was entered incorrectly and should have been entered under Common Grounds. She stated she will change it on the profit and loss sheet.

There are still five (5) unpaid dues to date: Lila Bashor, Tim & Sari Farne, Brad & Lisa Yeager, Eric & Kelly Hansen and John & Ann Todoroki. Two of these unpaid [Todoroki, Hansen] are late from 2009 as well as 2010. Our lawyers have been contacted to start the lien process.

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

Common Grounds

Tim was absent from the meeting so nothing new to report on the state of repair of the bridle path. Chuck stated he replaced the bridle path sign at the south entrance. Linda noted that the easement at that entrance was torn up. Chuck stated that this area has since been repaired and seeded.

ACC

Chuck stated that Amy Sexton has decided on a location for her garage and it has been approved by the ACC. Ron & Clare Lunsted requested to put up a Tuff Shed on their property. The shed is considered an accessory building by the City of Centennial and there are no setback regulations for a building that is 20 feet long by 10 feet high. If the accessory building is more than this, then the setback must be 15 feet from adjacent property. Our covenants require 35 feet from any sideline. The Lunsted's building would be 23 feet from their neighbor's adjacent property. Adjacent property owners, Todd and Laura Irwin, are not willing to sign an agreement for the 23 foot variance. Sandy then noted that Rule #4. Setback Variances (found in Antelope Property owners Association Rules and Regulations) allows for written concurrence to the requested variance. A Rule was established where 25 feet could be acceptable if the adjacent property owner signed an agreement of approval. After much discussion, it was decided that the Lunsteds should go back to Irwins to discuss the 25 foot Rule and make sure Irwins understand that the Lunsteds original plan to place the accessory building would be aesthetically pleasing, but if the building had to be moved to accommodate the 35 foot rule, it would be in a location that would

stand out and look bad. Ron also stated that he tore down two older buildings in an effort to make his property look better. Chuck stated that the Lunsted's application will be put on hold pending resubmission.

Committee Reports

Traffic:

Art stated he left several messages for Craig Fessler regarding striping, but has had no response.

Publications:

Karen stated the web site's domain and hosting will be renewed in May. She will present Sandy with receipts at the June meeting. Cathy wanted to reiterate that the website has now replaced the printed newsletter.

Special Events

The garage sale is set for May 21 & 22. Linda will contact the Pollacks to see if they want to sponsor our garage sale. She is also preparing for the annual picnic.

Sign Committee

Sandy stated that the legal confirmation is still in process regarding the easements. It has been confirmed that there is no easement on the south side.

Water

Chuck had nothing to report.

Centennial Code Enforcement

Art handed out general information from Susie Ellis of the city's Code Enforcement division. A link to the code enforcement policies will be available on the Antelope website. Art stated that the city's enforcement division would like to talk at one of our board meetings and that they are eager to work with all HOAs. The city's policy is to inspect and fine when necessary.

Old Business

Karen stated the annual meeting packets are prepared and ready to copy and mail. Property owners can expect to see the packets within the next week. She has also turned in the paperwork to Cherry Creek Schools for the use of Creekside for 2010/2011.

New Business

Sandy showed the Board an announcement from Orten Hindman regarding a new HB 1278 bill that was recently passed where The Colorado Division of Real Estate will create an HOA Information and Resource Center that will be run by an HOA Information Officer. All HOAs will be required to register their Associations with this resource center. The effective date of this new law is January 1, 2011.

Art noted that the current Antelope board meeting signs are in need of replacement. He then made a motion to get three (3) new A-frame type signs at a cost not to exceed \$500.00. Chuck seconded. No discussion. Motion passed 6:0

Neighborhood Forum

No one spoke at the neighborhood forum.

Eva made a motion to adjourn the meeting. Linda seconded. No discussion. Meeting adjourned at 8:00 p.m.

Next meeting will be the annual meeting on Saturday, June 5, 2010 at 4:00 pm at the Playground.