

Antelope Board of Directors Meeting  
August 9, 2011, 7-9 PM  
At: Mark & Linda Lehrer's Home  
7452 S. Ireland Ct., Centennial, CO 80016

**Call to Order**

Bob Brodkorb called the meeting to order at 7:03 pm. Six (6) board members were in attendance, which constitutes a quorum (Bob Brodkorb, Sandy Ricard, Linda Lehrer, Tom MacKenzie and Don McCracken. Tim Ardueser arrived at 7:27). Bob Gesner and Chris and Lisa Williams attended the meeting as well.

Bob turned the meeting over to Andrea Suhaka who is running for Centennial City Council District 3. Andrea gave a summation of her history with the City of Centennial and gave a general update of the financial status of Centennial to date. She discussed issues with planning, land use, and zoning within the City with respect to helping businesses grow. Smoky Hill Road has been one of her main concerns. She also reviewed the struggles the City is dealing with to improve the roads, specifically Arapahoe Road. Finding ways to get the funds (getting a bond issue) are in the future, but it most likely won't happen in the near term. We discussed our traffic concerns with Andrea. She is going to work on getting the roads striped in our community.

**Approval of Previous Month's Minutes**

Bob Brodkorb made a motion to approve the minutes of the meeting from July. Don seconded the motion. No further discussion. Motion approved 6:0.

**Treasures Report (copy on file with secretary)**

We have two CD's mature. We had one homeowner pay some of their past dues. Sandy is still working on collecting liens and past dues. Bob Brodkorb moved to approve the Treasurer's Report. Don seconded. Motion approved 6:0.

Sandy has spent several months working with the IRS to change our association to a tax-exempt 501(c) 4 status The IRS offers an option to receive an "official" letter stating we have been granted 501(c)4 status for a fee of \$850.00. Sandy feels it is in the APOA's best interest to move in this direction as it will provide an official long-term status for future end of year tax filings. We have been paying over \$1000.00 a year. If we are approved, we will no longer pay taxes and can file amended returns to be reimbursed for the last 3 years. Sandy made a motion that we move forward and apply for the tax-exempt status. Don seconded. Motion approves 6:0.

**Annual Calendar/Checklist**

There were no events that needed attention.

Bob Brodkorb wants to inform the property owners that the City of Centennial is holding a public hearing Monday night to consider adopting the map that was developed from the Land Developing Code, LDC, adopted April 19, 2010. A complete discussion of this

meeting, time and place, is attached with this month's report. Please read the attachment: Zoning Map Hearing.

### **Common Grounds**

Linda placed metal stakes in the ground to mark the corners so the easement area may be located in the future. They were placed with 1 inch sticking out of ground so they would not interfere with mowing. corners of the plots for which the APOA has sign easement so they can be located when the structures are placed.

Chris and Lisa Williams, 6844 South Gibraltar Street, brought a bridal path sign to the meeting that was destroyed by juveniles riding vehicles in their area. Our tax-exempt status is related to being a non-gated community and letting the public use our bridle paths. The Board discussed repairing our bridal path signs and fences.

### **ACC**

The ACC would welcome any homeowner that wants to be on this committee. Please contact Chuck or Don McCracken.

### **Committee Reports**

Traffic—Kevin George  
Nothing to report.

Website—Karen Reddick.  
Nothing to report.

Special Events—Linda Lehrer  
Nothing to report.

Sign Committee—Sandy Ricard, Linda Lehrer  
Nothing to report.

Water  
Chuck and Linda should be contacted if a property owner needs information.

Welcoming Committee—Dennis and Linda Graves  
Nothing to report.

Centennial Code Enforcements  
Tom Mackenzie is taking over the duties of this committee.  
We have property owners that let their dogs bark in violation of the City's ordinance.

### **Old Business**

There was no old business.

### **New Business**

There was no new business.

**Neighborhood Forum**

Chris and Lisa Williams mentioned the safety concerns they have with horse riders and motorized vehicles. Linda discussed marking our paths better and to update, refurbish the signs and fences. Tim and Chuck have done this in the past. Bob made the comment that we rely on Tim and Chuck to do too much. The board authorized to contract repairs as needed with a \$200.00 cap. Linda made a motion to fix the bridal paths via a contract with a 3<sup>rd</sup> party. Bob seconded. Motion passed 6:0. Don McCracken will oversee this project.

Bob made a motion to adjourn the meeting. Linda seconded. Meeting adjourned at 8:33 pm.

Don McCracken  
dndmcc@q.com  
Antelope POA Board Secretary