

WATKINS FARMS HOA DRAFT OF MEETING MINUTES

MARCH 31, 2010

BENNETT FIRE HOUSE

THIS IS A DRAFT ONLY AND IS NOT FINAL PENDING APPROVAL BY THE BOARD AND COMMUNITY MEMBERS AT THE NEXT MEETING.

BOARD MEMBERS PRESENT:

Bob Essek

Lori Hasty

Lacie Pachas

COMMUNITY MEMBERS PRESENT:

Jose LaFontaine Shelley Mac Donald

Rich Pepe Carl Wagener

Mark Hasty Houkie Essek

Terry Lewand Dave Tourtelot & Nikki Headlee

Greg Lewallen Fae Coleman

John and Sue Garrett Kris and Marty Srodawa

Graham and Pam Vincent

Tim Wright Jay Davenport

Larry & Sheila Becker

Margaret, Bernadette and Mary Agnes Fahnestock

Danny Warner

The meeting started with our guests, Jim Katzer, Arapahoe County, Division Manager, Road and Bridge Division and Jim Bunner, Arapahoe County Road Supervisor. Jim and Jim came to the meeting to discuss the repair of the roads in the Watkins Farms subdivision. The repair will begin in June and should take 3-4 days. They will seal the cracks and let them cure for 24 hours. Then they

will put down a glue oil based emulsion prior to putting down a chip seal treatment using 3/8 thick chips. Then another emulsion treatment will be applied. Any excess chips will be swept off to avoid damage to vehicles. This type of treatment is less expensive and should provide a 7-10 year life span. Question was asked about the sinking area around the bridge on Imboden and the county advised that they will address any settling patches. The County will provide a two days notice and the work will be done during the daytime. The roads near Quincy near Gun Club Road, Byers and 129<sup>th</sup> and 6<sup>th</sup> Avenue are some samples of this type of road. Question was asked about paving Jewell Road and it is being addressed by the County and is slated for paving after a drainage concern is addressed. A flyer about the road treatment to be applied is attached.

#### MINUTES OF THE LAST MEETING:

The minutes of the last meeting 2/24/10 were dispensed with to get through the agenda

#### TREASURER REPORT;

Financial report provided by Lacie Pachas, checks were written as follows:

\$2250.00 for Prairie Dog Mitigation, \$400.00 for bookkeeping costs, \$32.29 for website renewal, \$176.23 for taxes.

Bookkeeper is going through changes which would include changes to the system for those paid for the entire year. Changes should all be complete and reflected correct on Q3 invoices. As matter of cost reduction, bills for the dues are being sent electronically when applicable. If you are open to receiving your bills electronically please let the board know. As of today, there are 5 that have not paid the 1<sup>st</sup> quarter dues and all water readings have been received except for 2.

#### CORRESPONDENCE:

The board received two requests which were reviewed and approved as submitted by the Board. The requests were from Pepe's and the Garretts.

The Board received and responded to two inquiries to the open lots.

The Board received and responded to an ARC appeal.

A thank you was given to Larry Becker for helping with a stuck snowplow.

A thank you was given to Jose LaFontaine for his help on the prairie dog mitigation. The board did receive a copy of the MSDS and was assured there is no danger to wildlife or humans. The budget is set for any additional treatments if needed. If any of the homeowners feel another treatment is needed, please contact Bob Essek.

The budget will be sent out with the ballots for review and approval by the homeowners.

#### OLD BUSINESS;

Nominations for the 2 board positions are:

Cindy Gillespie, Marty Srodawa and Rich Pepe.

Nominations for the 5 ARC positions are as follows:

Gary Gillespie, Jose LaFontaine, Rich Pepe, Dave Tourtelot, Kris Srodawa.

Ballots will be sent out for the Board positions for a neighborhood vote. Since we did not have more people nominated than positions for the ARC, all nominations were accepted for the positions.

If Rich Pepe is voted on the Board, Carl Wagener has will accept a position on the ARC board.

Sheila Becker was nominated for the Board but she declined.

#### OPEN FORUM;

No items were brought up by the audience.

#### NEW BUSINESS:

The board brought up the issue of noxious weed control and concerns about mowing of the thistle. The board will contact the County about how to get rid of the weeds. This will be a topic for further discussion.

Greg Lewallen brought up concern about community financials, status on the prairie dog mitigation and ARC appeal. Regarding Community Financials, our bookkeeper is creating electronic income statement to be sent to all homeowners and posted on the website.

Regarding the Prairie Dog mitigation, the areas were done except for the empty lots. It was brought up that is might be worth while to have the empty lots not currently owned done as well at the HOA's expense, that is under consideration. The Board will contact the owners for their approval to have their areas addressed at their expense. Bob Essek will call Dale regarding finishing the open space areas. The cost to individual homeowners is \$8.00 per hole.

Next water reading is due by 5/15/10. Please send your water readings to the Watkins Farms HOA website at [wfoahoard@watkinsfarmcommunity.org](mailto:wfoahoard@watkinsfarmcommunity.org).

Since we have such a good turnout for the meeting, the Board will continue to put up signs notifying homeowners of the next Board meeting.

The next meeting is scheduled for Wednesday, April 28, 2010 at 7:00 pm at the Bennett Fire Station.