

WATKINS FARMS HOA DRAFT OF MEETING MINUTES

JULY 28, 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:

Rich Pepe  
Lori Hasty  
Marty Srodawa

COMMUNITY MEMBERS PRESENT:

David L Tourtelot  
Mark Hasty  
Jose and Lise La Fontaine  
Greg Lewallen  
Terry Lewand

WELCOME:

Welcome announcement was made to the two new board members, Rich Pepe and Marty Srodawa.

MEETING MINUTES:

The June meeting minutes were approved and accepted with motion made by Dave Tourtelot and 2<sup>nd</sup> by Greg Lewallen.

TREASUER:

Treasurer report was not provided at this meeting. Payments made in the last month were for mowing, insurance premiums for Directors and Officers policy and the Umbrella policy of annual premium of \$1667 and attorney fees of \$1442.

OLD BUSINESS:

Prairie Dogs: The board asked if there were any new problems with the prairie dogs. We will get with the vendor used to make sure he has completed the initial application. We discussed when to have a new application made whether to do it in the fall or spring.

Rich Pepe indicated that 3-4 owners of property adjoining Watkins Farms are not local owners, one is from Fort Collins, one from Alaska and Furniture Row. Greg Lewallen indicated that he would try to contact the person that plows the field for Furniture Row if he can plow the areas where the prairie dogs are located to help eradicate them. Jose LaFontaine agreed to check into other vendors that may perform the same functions but on a more consistent and cost effective basis.

Website: A thank you was provided by the board to Greg Lewallen who worked with Lori Hasty to get the website up and running again. The meeting minutes are current on the website as well as an updated ARC form which instructs the forms to be submitted to the PO Box and will be forwarded to the ARC members upon receipt. It was requested by members to have all current forms uploaded including the current 2010 budget. Lori Hasty is working on getting the website completed. The board will be working on a newsletter that will be sent to the homeowners along with the meeting notes and uploaded on the system. It was requested to the board to continue to send out the meeting minutes and notice of meetings to homeowners as well as posting them on the website.

Covenant Enforcement: The board will be addressing the issue of covenant enforcement as we now have a full board. The board is looking to address areas of concern on a priority basis and will include the input of the community. Example would be to review the homeowners files for an updated and current landscaping plan. The board will work with the homeowners regarding completion of the plan. The board will be reviewing those areas that require enforcement based on the state and county regulations as per the Governance guidelines and community fundamentals.. It was brought up that there is in place a fine schedule in the governing documents on the website. This will also be reviewed by the full board. The board will also be working on covenant clarifications.

Attorney updates: A copy of the letter from the attorney dated 6/23/10 was provided to members at the meeting and will be sent with the meeting notes along with the Community Association Fundamentals, Rights and Responsibilities for better communities, Model code of ethics for community association board members and governance guidelines. A copy of this is attached to the meeting minutes. The attorney had indicated that they would provide a draft of rules and regulations with input from the board as well as Mr. Slavin, legal counsel for Watkins Farm Involved. The board had indicated that as a community we would draft the rules and regulations for review by legal counsel.

Mowing/weeding; Concern was made by members regarding the recent mowing done. There are still some areas not completed such as edging along the bridges, cistern, and entrance areas. Discussion about continuing use of Lone Cowboy or use another vendor or a combination of vendors that can handle the large open space areas and the trimming of the edges of other areas. Terry Lewand stated that he had used Greens Up for landscaping and that they did a good and cost effective service. Terry to provide Marty Srodawa with the contact information to obtain bids from them as well as other vendors. Discussion was made about setting mowing/weeding on a schedule so that the areas can be maintained on a consistent basis. Letters sent to the homeowners of the open lots to

request that the property be maintained and if not completed, it will be done by the board and the cost to the homeowner.

It was mentioned at this meeting that there is a 5 ft encroachment into the Garrets property by the fence line and will need to be addressed.

**NEW BUSINESS:**

**Water Readings:** Quarterly water readings are due to the board starting as of 8/1/10 and requested to be completed by 8/7/10. Please send your water readings to [watkinsfarmcommunity.org](http://watkinsfarmcommunity.org) It was mentioned that not all water readings are sent to the board but a couple of homeowners are sending them directly to the state. The state does not keep the readings sent to them but forwards them to the board for incorporation into our report.

**OPEN FORUM:**

Request was made to have an income and expense statement completed for submission to the community and placed on the website so that the community is aware on a minimum of quarterly basis of the financial status of the community.

It was brought up that in 2009 there were 15 reports of crime violations for Watkins, CO in Arapahoe County. So far in 2010, there has been 1 report.

Meeting was adjourned by motion from Dave Tourtelot and 2<sup>nd</sup> by Lise La Fontaine.

**REMINDER: WATER READINGS ARE NOW DUE  
MAIL IN BALLOTS FOR PRIMARY VOTING IS DUE BY 8/10/10**

**NEXT MEETING 8/25/10 7:00 PM BENNETT FIRE**