

Watkins Farm Home Owners Association

Meeting Notes

Subject: WF- HOA Meeting **Meeting Date:** 4/23/2008

Attendees: HOA Members: Sheila Becker - Rich Pepe - Dave Tourtelot
- Graham Vincent **Author:** Sheila Becker
WF Homeowners as per the signed attendance list.

Topic	Summary	Action By	Due Date
	Call to begin the WF-HOA meeting	Graham Vincent	
Arapahoe County Deputy - Amir Stephen	Deputy Stephen reviewed; crime prevention tips, disaster plan preparedness, motorized vehicle rules & neighborhood watch		
	Meeting minutes from the last HOA meeting 2-6-08 were reviewed and approved		
HOA Board Position	Terry Lewan was the only person interested. The board asked that if any of the other attending homeowners know of any person interested, have them contact the HOA Board within a week. If no one comes forward in a week, then if Terry Lewan is not contested, he will be appointed, rather than mail ballots going out.		
ARC Review	Dave T. reviewed recent active ARC submittals. Rich P. reviewed recent new homeowners ARC submittals. Terry Lewan asked if Meridian have any exceptions to the covenants. The board was not aware of any, but will look into. Kris S. asked when the board will begin to enforce the covenants for screening trailers, and motor homes. The board will note this on the agenda.		
Financial Statement	Graham V. reviewed the current financial statement. Copies were handed out to all. It was noted \$1,600 was recovered from the foreclosed property. The HOA estimates \$1,600 to possibly 2x for mowing one time. We discussed possibly leaving areas un-mowed to control the prairie dogs. Rich will check with the county for rules.		
Prairie Dogs	Jose L. asked the board to mitigate the prairie dogs in the open space near his property.		
PO BOX	The annual cost of a PO BOX is approximately \$53. We discussed the advantages. It was voted and approved by the majority of the attending homeowners. The HOA will open a WF-HOA PO BOX.		
Website	We discussed the pros and cons of a WF-HOA website. It was voted and NOT approved by the majority of the attending homeowners. The HOA will NOT set up a website.		

Meeting Notes

Subject: WF- HOA Meeting **Meeting Date:** 4/23/2008

Attendees: HOA Members: Sheila Becker - Rich Pepe - Dave Tourtelot
- Graham Vincent **Author:** Sheila Becker
WF Homeowners as per the signed attendance list.

Topic	Summary	Action By	Due Date
KG Bookkeeping	Graham discussed the services and fee. It was voted an approved by the majority of the attending homeowners. The HOA will contract the services of KG Bookkeeping.		
Weed Control	Shauna P. asked if the weeds by the entrance will be sprayed. The county is in charge of the ditches to include weed control. The HOA will contact the county for a schedule of ditch and weed control.		
Dumpster	We discussed possibly getting a dumpster this year. The board will look into price.		
	Meeting adjourned.		