

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 WF Homeowners as per the signed attendance list.	Author:	Sheila Becker

Topic	Summary	Action By	Due Date
	Call to begin the WF-HOA meeting at 7PM on Wednesday 4/23	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 by the board		
HOA Board Position	Terry Lewan was the only person at the meeting that was 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. The Board noted that it would keep the nominations open for the next week and if anyone is interested they should contact one of the board members. 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.??? Did I do what? Terry Lewan asked if Meridian have any exceptions to the covenants. The board was not aware of any, but will look into. Kris Srodawa asked when the board will begin to fine people for enforcement of the covenants for landscaping, 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 in attendance. 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 unmowed to control the prairie dogs. Rich will check with the county for rules to see if this helps keep them controlled. More discussion concerning the frequency of the mowings, the possibility of keeping the large open space unmowed. the possibility of homeowners performing this work prior to any agreements being		
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.		
KG Bookkeeping	Graham discussed the services and fee. It was voted and approved by the majority of the attending homeowners. The HOA will contract the services of KG Bookkeeping.		

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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.		
Motorized Vehicles	<p>Rich brought up the topic of driving motorized vehicles (ATV's, Motocross, etc) across private property. He noted that the properties off of 10th Dr. (In between Dave/Nikki and Darren/Kim) and the property off of Kio Court (Next to Sean/Valerie and next to the 10th Dr. property) are private properties. And as such the owners of the properties want people not to drive across them. They want the grasses to have a chance to come back. The board is passing on this request. Keep off of other people's property without their permission.</p> <p>Meeting adjourned.</p>		