

June 11, 2008

Kiran Chopra, Debi Williamsen, Debbie Quakenbush, Al Orendorff, Gaythia Weis, Delaine Orendorff, Steve Knudtson, Steve Flannery, Mark Biddison, Shalia McPherson

Meeting started 7:08 – Vine Life Church

Debi was not prepared with April minutes. She will finish up and recirculate for approval via email.

Property Manager' s Report

Q3 Dues have been sent out.

160 homeowners have paid Q2, 2008 dues to date.

We have 8 homeowners who still owe Q1 or Q2, 2008 HOA dues – see aging list.

Operating account bank balance \$13,182.36 as of June 11, 2008

Accounts receivable = \$ 58,899.00 as of June 11, 2008

Total funds available for balance of 2007 = \$ 72,081.36 as of June 11, 2008.

Currently the Reserve/Defense Fund is at \$46,245.29 as of June 11, 2008

Landscape: The irrigation system is up and running in all areas – Garret to update. The dead tree at the west pond has been removed and Eagle pond has been cleared. Fertilizing and weed control has been initiated in all areas and with constant watering we are getting to the point where we will need to consider picking up the grass especially at Hwy 52 and also Niwot Rd. Firethorn is preparing a cost estimate for this.

Flowers are in, and we will be looking into adding three trees on Niwot road behind Guneratne residence (as discussed at previous meeting) Rainbow is preparing a bid now.

The Property Manager is getting bids on trees to fill in and take the one out along Niwot Road. One by picnic area needs to be taken out and two on path by phone company. Steve Flannery suggests that we open the view for some of the residents who back up to Niwot Road. Al will send over list to Steve of suggested trees.

Other:

In discussions with Boulder County, they have confirmed that they will fix the curb at Hwy 52 entrance. I inquired about the sidewalk by the big tree at the ditches on Longview and the County has agreed to repair the sidewalk. This will save the SHOA \$3,500 -\$4,000.

Manager's call log review. See below

1. Dahyia – path beside her residence from telephone exchange to Pawnee. Weeds – Had Nitro-green treat the area.
2. Fitzgerald called regarding damaged sprinklers – investigation lead to badly leaking head and timer that needed attention.
3. Have received calls about grass height for native grasses. We have 4-6 properties throughout the development that have a combination prairie grass and manicured grass areas.

ACC

Grass heights blue grass and native grass on Cattail, Greenwood, and Snowberry is higher than 6 inches and/or are only cutting part of their lawns. Kiran Chopra suggested send them a letter. If they don't cut their lawns, then we have the documents to follow up on and start the enforcement. Zeroscaping is not mandatory. ACC to draft the letter and will send to the Board to review.

Ringleman and Dahyia are open requests to ACC

Since last meeting, Waters planted trees between their house and what was suppose to be the Jackson house. One tree is going to be a problem, but they will maintain it so it will work out. Shalia had mature trees, in way of views, so they had them topped off. The Waters were thrilled. One roof request was approved.

Working on Surinder – repainting; same colors

Dave Knudtson is working hard on Daylilly; Nick's place. Height issue is primary issue and we would like to do another measurement of the foundation. Nick was out of country and he is willing to participate. His measurements say they are where they should be, but our measurements don't match. We are going to do measurements together. Last meeting board authorized informal survey at last meeting.

Dave contacted the surveyor and will do a legitimate survey and produce documents that would have far more use to Country. Shalia asked Dave to call Nick. ACC to write a letter regarding independent surveyor about height. Dave has done it and will copy the County or send a fax.

Irrigation

Landscaping - water

When the 8 year plan is completed, there will be 4 irrigation pumps, two for the Estates and two for the Place / Heights. If one pump in either section goes down, the remaining pump can fill in the same manner as we irrigate today until the failed pump is repaired. The pumps used are vertical turbine made by Berkeley. However, there are several manufacturers that make pumps that would be direct replacements. The result

is that the replacement can be accomplished in 2 weeks minimizing down time. Adding the second pump in each area and irrigating just at night should reduce water and electricity. The second pump for the Estates has been purchased and will be installed this season. The second pump for the Place / Heights is currently used for water transfer to pond 2. It will be used for irrigation when the new transfer line and related pump is complete (next year). With the 4 pump system in place we will be able to irrigate nighttime only, in more effective quantities and less frequently. In 2007 season we used 49.9 acre feet of ditch water. We project reducing that to the neighborhood of 35 acre feet with the completed system.

Our water shares between the 2 ditches and the CDB share is about 20 acre feet. In the past several years we have leased water from Longmont. This year they did not have enough to satisfy all requests. Garrett talked to the Ditch Supervisor for the Whiterock Ditch and he indicated they would have additional water for lease at \$29 an acre foot. We should know by late June / early July for sure.

Garrett suggested we strongly consider purchasing additional CBT shares. One share, at full value, is one acre foot. However, the actual water is based on the snow melt / availability and may go lower (was 60% in 2002). The price is likely in the \$12,000. +/- range per share. This will only go higher as development of the front range continues. Water shares are money in the bank. The Board asked Mark Biddison look into purchase. Also, can the Legal Defense Fund put up by Longview Associates be used for purchase of additional shares? [Note – Subsequent to Board meeting, Garrett located a copy of the Legal Defense Fund agreement and provided to Mark. Mark then stated that the fund could NOT be used to purchase water shares.]

AI was requested to put numbers together for a 5 year plan to purchase 15 to 20 additional CBT shares.

Plans held by Longview

John McGraw is now willing to turn over copies of architectural plans collected from the time Longview was acting as the Architectural Control Committee. The Board said yes, we should acquire the documents.

Landscaping – April

Irrigation system started. This is the earliest in the season in the last 5 years as repairs / improvements are nearing completion. Now that we have water meters installed in the Place / Heights, we can now not only see consumption but we can test for leaks by running the pumps with all zone valves closed and verifying no flow. Following the repairs this year, the Place / Heights system tested leak free.

This season we will be replacing the irrigation clocks at Niwot Rd / Longview and Niwot Rd / 83rd St. The Hunter pedestal clock lists for \$1,900. / our cost \$925. While attending the ProGreen trade show in January, we met with Hunter factory reps and were able to acquire one new unit (used for display) for \$425.

Treehouse – dead branches and ropes have been removed. Al will be sending a letter to Burden outlining the need to remove the tree house before we take it down.

Landscaping – May

The water pressure in the section on the east side of Longview from Somerset Dr north to the Estates entry monument is low. Changed the source from the lower pump to the estates pump to improve.

When Firethorn Services was preparing the south end of the Hwy 52 island for flower planting the tiller pulled up the electrical line feeding the street light. It turns out the line was only about 3 inches below the surface. We repaired and installed it at 2 feet as per code.

Tree removal at west pond. The remainder of the wood, chips and bark should be cleaned up next week. During the removal, the bark was so dry the heat from the chain saw started the tree on fire. The fire department responded and put the fire out using their brush truck

The irrigation clock at pond 2 is now fully connected and all valves repaired and operational. This clock controls the drips on the trees around the water tank and the spray rotors covering the water tank hill.

All irrigation zones have been activated around the north and east sides of pond 2. This area has been torn up for several years as the new wet well and related electrical service was installed. The final grading was finished last fall and the area seeded. Since there are areas with high slopes, it was decided to not apply pre-emergent in the spring to stop weed growth. The mix of fast growing weeds and the slower growing turf would protect the hillside from erosion and pre-emergent would also affect the grass seed germination. The irrigation and weekly mowing will promote the turf growth and many of the weed varieties will not survive the low cut. After the turf takes hold the fertilizer application will be enhanced with weed killer.

Landscaping – June

There was a power outage last Sunday for several hours. The pumps that have the Motor Saver controls restarted as expected. The re-circulating pump in pond 8 does not restart itself. Garrett restarted the pump manually. Garrett suggested we should consider moving the controls which are now situated on a pedestal next to the pond to the protected electrical vault north-west of the pond as the original design called for.

Six of the remaining 9 old clocks did not come back after the power outage. The ERR02 indication required each to be powered down to clear the error code. This error can indicate the need to clear the memory or a hardware failure. Fortunately, the reset was done Monday and they all responded ok.

The underdrain cleanouts by the 83rd St. end are showing high water indicating that it is time to clear the tree roots from the system. Also, the eastern section of the system that runs below the concrete surface drain between 8355 and 8371 Pawnee is overflowing also indicating tree roots. We will have Roto-Rooter come in and clear. We will run the camera before and after to document.

We will be installing new clocks behind the south monument at Bellflower and the east monument at Cattail.

There was a discussion of any plans for weeding by Hwy 52 monuments on rock area and sign repairs / cleaning. We will look.

There are 4 trees requiring removal, one dead at west pond, one dead along Niwot Rd. and two growing through asphalt path that runs between 8355 and 8349 Pawnee. The asphalt path has a number of trees adjacent to the path from 8355 Pawnee that have roots lifting the path. Al is getting bids on trees to fill in both the Niwot Road tree being removed and other blank spaces along Niwot Road.

Fence generic language would remain and is set go to membership. ACC to make recommendation to members.

Draft covenants – Board needs to approve or adopt them. At the Annual meeting, the Board will advise members of them.

Homeowner' s Association and the Board will mail to each member, a proxy to vote yea or nay to amend the covenants and Articles of Incorporation . 67% needs to approve them. All member s of the development is 67%. Members executed resolution would be on web site and approved and get them signed.

Equipment life expectancy – Will discuss at next meeting.

Annual meeting – We need to notify homeowners and will put on the web site.

We need to put together agenda for the annual meeting and put documents and information on the web site for members to review prior to the meeting.

We will also ask members if they are interested in a Board position, to please submit their resume.

We will work on the agenda, budget, proxy, and minutes from last year. This year Garrett will do a Q & A session instead of slide show.

Meeting motion from Kiran Chopra to have Firethorn catch grass at \$300 per mowing except, when grass doesn' t grow so fast. ShaliaMcPherson second the motion. Debbie Quakenbush abstained.

Meeting was adjourned at 9:00 p.m.