



Minutes for Summit at Cooper Mountain HOA
April 12, 2006

Officers:

President	Scott Davison	Attended
Treasurer	Bryan Paxson	Attended
Secretary	Jeff Wooden	Absent

Attendance: % of homes were represented at the meeting.

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Board business

I. Ratification of minutes from prior meeting

Minutes from 1/16/2005 were ratified.

II. Treasurer Report

The Treasurer submitted a quarterly report as seen here:

Budget for 2006

- The treasurer is estimating flat income 2005 to 2006, though we may see some upside by using the escalation process on delinquent accounts.
- Expenses expected to be equal to or slightly less than income.
- Includes normal insurance, maintenance, and other expenses.
- One unusual item is maintenance costs of \$2000.00 for treating the fence along 185th.

Old Business

- 1 Fence - Scott is getting bids for the fence staining. It is planned to use a different contractor who is more available and cheaper. It is estimated that the fence will be stained by the next meeting.
- 2 Trees – Scott reported that an attorney advised him that any change to the CCRs which affected an existing homeowner's trees, would require 100% agreement.
- 3 Centex – The letter that the Secretary sent to Washington County regarding the development and our requests.

New Business

1. Centex has contacted several homeowners indicating that some fence lines are on Centex property.
2. A homeowner requested that the sign at the entrance be made larger or buffed or otherwise enhanced. Lou agreed to investigate possible alternatives.
3. Scott requested that homeowners work together to form a work party to plant additional trees and shrubs rather than use a contractor or continue to use a contractor. Scott proposes that an email be sent to all homeowners requesting volunteers for a work party by April 20, 2006. If there are not 6 volunteers agreeing



to form a work party by the end of April, the association agrees to proceed with phase 2 of the original plan. The measure was passed.

4. It was reported that a weld on the gate that blocks access to the fire lane is broken. Bryan will call the fire department to see if they are responsible to repair.
5. Scott will report that a street light is out.
6. Sandy brought up the summer block party. Sandy will seek volunteers and do the planning.

The meeting was adjourned at 8:22pm.