

Corinthian Hill Property Owner Association
Board of Directors Meeting
Saturday, May 16, 2009
Corinthian Hill Clubhouse

- I. Pen Wimbush, President, called the meeting to order at 9:55am. Those Board Members in attendance were Pen Wimbush, John Juhasz, Judy Hunt, Otto Vydra, Angela Schultess and Kathy Kohler. Also in attendance were Mary Stock and Ned Brandt of Americana Resort Properties.
- II. Meeting Minutes from the February 19, 2009 meeting were approved as amended. (Item: VI: change "bond" to funding. We anticipate the issue will be brought up again in two years.) Kathy moved to approve the minutes as amend, Judy seconded. Minutes approved as amended.
- III. Financials
 - a. The over budget in landscaping is due to the Corinthian Hill paying the landscaping invoices from the CHPOA.
 - b. We ended the year with \$13,000.00 in the bank.
 - c. John moved to accept the financials as presented. Judy seconded all were in favor.
- IV. Dues
 - a. There is only 1 outstanding account for the POA. This account has been turned over to an attorney and we do have a judgment against this owner and a lien has been placed on the property.
- V. Budget
 - a. Landscaping includes entrances but not the metro district areas. An additional \$3,000.00 will be added to the landscaping line item.
 - b. It was requested that Irrigation and water be moved to \$350.00 per month for the summer months.
 - c. John moved to set dues for current year to \$150.00, Judy seconded. All were in favor.
 - d. Judy moved to approve the budget as amended for presentation to the membership at the annual meeting. Kathy seconded. All in favor, the budget will be presented as amended to the membership.
- VI. Architectural Control Committee Report
 - a. The \$10K Sullivan landscaping deposit CD matures on May 22, 2009. The Board is not ready to refund this deposit until the grass and meter base are complete. A letter will be sent to Mr. Sullivan letting him know that the deposit will be returned after 1st mowing of grass. The Board also 3 evergreens (1 large in the center-6-8ft- and two on the center must be installed to cover the meter box. The Board will remain the authority on size, type and location. This must be taken care of prior to the return of the deposit, or the money for this project will be deducted from the \$10K.
 - b. The Tillers have submitted plan changes to the ACC for their summer project. Their 2 front doors will now be identical and both staircases will both come down at the same angle. The ACC has approved this recommendation. John moved to accept the staircase changes, Angela seconded-all were in favor. A letter will be sent to the Tillers letting them know the approval.
 - c. The Shaukat's irrigation has been taken over by Jim Sullivan and should be up and running soon.
 - d. Bob Bunting submitted a request for additions of decks. The ACC initially was told that 2 decks would be installed this summer and then 2 more next year. This apparently is not the case. There will be only 2 decks installed.
 - i. Liz Sullivan mentioned that not all the homeowners were not in favor of this project. Denise Lykins is not in favor of this project, Denise owns at 213-A.
 - ii. Mike said: I have no objection to the decks, but they face nothing, snow falling in winter could damage the decks.
 - iii. Joyce: Decks face north/no view, could collect snow.
 - iv. Kathy Kohler: The decks would impede the view from some of the homeowner's kitchens. Privacy and views are reduced with this deck project.
 - e. Pen has spoken to both Bob Bunting and Dick Harper who live at these residences and who are both in favor of this project. Lykins presented a letter to the CHPOA Board for review. This letter stressed her concerns with this plan. Denise would be affected in several areas If this plan were approved. She will lose view, light, privacy and possible deterioration of her unit.
 - f. The ACC rules state that units must be mirror images of one another and so if all 4 units are not getting decks, then none of the units can get these approved. This project will not be approved until a plan for all

4 decks is put in place. Judy moved to send a letter to the owners stating that these decks do not comply with the ACC rules/regulations and their after review by the ACC and members of the board we do not feel that this is an acceptable situation. For symmetry on multi homes properties they must be "mirror" or as close as possible, since not all owners are in favor of the project and symmetry could not be obtained this project could not be completed. Unanimous approval would be necessary. Mention that ANY improvements must have approval by the ACC/CHPOA. A copy of this letter will also be sent to the Town Planner. (This CC will be mentioned in the letter.) Otto seconded the motion and all were in favor. Letter will be sent to all homeowners involved.

- g. Letters have been sent to several owners. Jamal put up an awning up without approval. A letter has been sent to him and no response has been given. Another letter will be sent to him.
- h. Hawkins has been sent a letter about their unpainted decks.
- i. Terriquez letter was sent reminding her about the grass. Another letter will be sent to her about the hedges and bushes so that no one could fall from the wall.
- j. Soffit work under was not painted. Letter has been sent.
- k. Paddigios put a wood storage unit on the back of the unit. This was not approved by the ACC nor the CHPOA. A letter will be sent to them telling them that all additions must be approved by the ACC/CHPOA and this need to be removed. Plans need to be sent to the ACC on a compatible structure that is the same material as their home.
- l. Ted Beegle wants to change his lights. 2 members of the ACC have looked at the proposed lights and his neighbor have approved. (Jeff and Frank Butler) The Board has no objections.
- m. The Owners need to repair the edge of the grass.
- n. Jerry Karl wants to re-visit the addition of a garage. The set back is 25ft, the Towns right of way is 20ft. The property needs to be surveyed prior to any consideration.
- o. The ACC committee needs to set a date for the June walk around. Mike is not back until the 13th of June, a time will be set that coordinates with most of the approval.

VII. Old Business

- a. The trash enclosure has been cleaned out.

VIII. New Business

- a. The water will be turned on by the town and the backflow put in next week.
- b. Trash sign is getting sun damaged. John will look at rewording the signage and let Mary know so she can order a new one.
- c. Dick Clark has a pipe of some sort that comes out of the hillside. Penn will follow up on this.
- d. Kathy is going to hike the Oro Grande trail with the Ranger and then be authorized to "report" on the trail. We could also adopt this trail. Kathy will be bringing this up to the membership.

IX. Annual Meeting

- a. Pen will give Presidents report at the Annual Meeting.
- b. No positions are up for reelection this year.
- c. Volunteers will be requested for flower beds up front. Plant fund contributions will be solicited.
- d. Dog owners need to remember to pick up after themselves.

X. Next Meeting scheduled for Saturday, August 15th at 9am.

XI. John motioned to adjourn, Angela seconded Adjourned at 11:16 am.