

Corinthian Hill Property Owners Association  
Board of Directors Meeting  
Corinthian Hill Clubhouse  
August 21, 2010  
10:00 AM

- I. Call to Order:**
  - a. The meeting was called to order at 10:06 a.m.
  
- II. Attendance:**
  - a. In attendance were Pennington Wimbush, Kathy Kohler, Otto Vydra, Angela Schultess and Judy Hunt. Present from Americana was Ned Brandt.
  
- III. Approval of May 22, 2010 Meeting Minutes:**
  - a. Angela noted that she was present at the last meeting.
  - b. Kathy moved to approve the minutes as modified, Angela seconded and all approved the minutes as modified.
  
- IV. Review of Annual Meeting Minutes:**
  - a. The annual meeting minutes were reviewed. It was noted that the minutes should reflect that Ned Brandt gave the financial report.
  
- V. Financials:**
  - a. The financials were reviewed and it was noted that the association is on budget.
  - b. It was agreed that a billing will be sent to all past due owners as of August 31. A note will be placed on the bill stating that per the Bylaws, 12% will be added to the account balance if not paid by September 30.
  - c. Americana will investigate whether it is allowable to assess a \$50 penalty to a late account.
  - d. Otto moved that the board approve the financials as submitted, Judy Hunt seconded the motion and the financials were approved.
  
- VI. Acc Report:**
  - a. The tree management guidelines including procedures and penalties were discussed. Several modifications were agreed upon and Pen will make the changes and send to the board to review, approve and send out to the membership.
  - b. It was agreed that tree management in the common areas was the responsibility of the association. The budgeted dues will be increased in 2011 by \$25 per lot to cover the cost of tree pruning and removal in the common areas.
  - c. A request was made to modify the Request for Exterior Change form to accommodate landscape changes and to include areas for phone numbers and email addresses.
  - d. The exterior changes to 213 Ensign Drive were discussed. It was noted that the vote was 4 to 1 in favor of approving the front window modifications to units B and C and 3 to 2 in favor of approving the addition of decks to the back of units B and C.

- e. 213 Ensign Drive submitted a request to remove and prune trees. The request was discussed and it was agreed to send it to the ACC for their recommendation and to notify the owners at 213 Ensign Drive of that decision.

**VII. Maintenance:**

- a. There are cracks in the brick walls at the entrances to Corinthian Hill. Two bids to repair the cracks have been obtained and these bids were discussed. The decision was made to put off the repairs until the road construction is completed which may mean delaying the repair until 2011.
- b. It was also decided to attempt to get a third bid for the repairs.
- c. Lighting at the east entrance was discussed. Several options were discussed and Otto motioned to spend \$300 plus installation to install a solar light to illuminate the sign at that entrance. Judy seconded the motion and all approved. It was agreed not to install the light, however, until the road construction was finished.
- d. Painting of the dumpster enclosure was discussed. It was agreed not to paint the enclosure at this time.

**VIII. Other Business:**

- a. The Denver Water Board contacted Pen about the fence running along the south border of the subdivision. The fence is deteriorating due to shifting ground and some trash is being dumped on the Water Board property. It was agreed that Pen would tell them that repairs to the fence were their responsibility since the fence was on Water Board property. It was also agreed that Denver Water could erect a sign on their property that indicated no dumping was allowed on the land.
- b. Work is being done on the Tenderfoot Trail on September 18<sup>th</sup> and 19<sup>th</sup>. It was discussed that volunteers are needed to help with the work.
- c. One owner felt that the association should protest assessed values with the county. It was decided that this was an issue to be dealt with by owners and not by the association.
- d. The use of email as a communication device was discussed and it was agreed that email was an effective method for communication among board members.

**IX. Schedule Next Meeting**

- a. The next meeting was scheduled for November 6, 2010 at 10:00AM at the Corinthian Hill Clubhouse.

**X. Adjournment:**

- a. The meeting was adjourned at 11:45AM.

Respectfully Submitted by:

Ned Brandt