

Weldon called the meeting to order. He welcomed everyone, introduced the board and committee members and then invited everyone in attendance to introduce themselves. Weldon reviewed the Certification of Attendance and the Proof of Meeting Notice. He asked if anyone present wanted the February 2013 annual meeting minutes read. There was a decline of invitation. He then asked for a motion to skip the reading and accept the 2013 minutes as recorded. Sue Barnd moved to accept the minutes and Mike Sipla seconded.

Financials: Copies of the 2013 Financial Report were brought to the meeting and reviewed by Jeff L. (See attached documentation.) The biggest expenses in the budget are for trash and common area landscaping. Weldon mentioned that the board was looking into purchasing a fake rock to cover the copper pipes in the common area on the corner of Centennial and Atherton. It was restated that the Board has made every effort to keep expenses to a minimum and to keep within budget.

GVRHOA annual dues are due by the end of this month with late fees starting at the end of March. State legislation was passed that requires HOAs to register with the Department of Regulatory Agencies (DORA). They will be collecting fees from our HOA with a yearly renewal. There is a new item in our 2014 budget entitled, *GOVT HOA Fees*, to cover this expense.

Committee Reports

Neighborhood Watch: Milt said that approximately 51% of the community is participating in the neighborhood watch program. They are kept informed of what's going on in the area through informational emails from the police department as well as concerned homeowners. Our neighborhood is divided up into 6 blocks with a captain for each block. We are short one block captain and Milt is looking for someone to fill the vacant position. He encouraged all homeowners to get involved.

Newsletter: Sue has been doing the newsletter for the past 10 years. She invited HOA members to submit new ideas or items to be included into the upcoming newsletters. The newsletter goes out 3 times a year; January, May, and September, in electronic form via email and is posted on the web at www.gvrhoa.org.

Social/Welcome Committee: Kay highlighted the two neighborhood events in 2013 - the Popcorn Social and the Ice Cream Social. Kay will be temporarily stepping down from the board this year and the board is looking for someone to take over the Social/Welcome Committee duties.

Covenant Committee: There have been new sales in the neighborhood and home values are back up. Currently there is one house for sale and one for rent on Coachwood. Jeff reiterated that this is a great neighborhood and only about 10% of the homes are used as rentals. The homeowners at 5625 Mule Deer Drive are finishing up their home improvements project. 5620 Bourke Drive has completed their currant landscaping job but will have a few

more projects starting once the weather warms up, April or May timeframe. Cherie B. asked about putting up a new fence in her backyard and if it had to be made out of any specific type of wood. She also had a concern for the condition of the sidewalks in the area and asked who is responsible for fixing the sidewalks that are buckling and falling apart. It was pointed out that it is the city's responsibility to repair sidewalks. 5610 Coachwood Trail has submitted a landscaping plan. The work will start in April and should be done in June. A homeowner asked about xeriscaping and if grass is required in the front yard. The covenant committee would like to see 50% of the front lawn as grass. There was discussion about the city's water restrictions and price of water. It was acknowledged that in the future the covenants might have to be adjusted with regards to what the city requires. It was noted that the covenants are posted on the HOA's website at www.gvrhoa.org. Weldon spoke about the importance of the covenants and how they help to preserve the property values in our neighborhood.

Unfinished Business: Weldon gave sincere thanks to Kay and Kevin for their service on the board and to our community. Their talents and service will be greatly missed.

New Business: A Kum-n-Go is going to be built on the back portion of the property at 30th street and Centennial with the entrance off of 30th and a right-turn only onto Centennial. It will be a convenience store with 4 bays for gasoline.

The city is overhauling the drainage ditch that runs along Centennial from Vindicator to Garden of the Gods Road. The city's link, <http://www.springsgov.com/Page.aspx?NavID=4999>, will be put in the next newsletter and on the website so homeowners can read about the proposed repairs and the progress of the job. The project is slated to be finished by June.

There was a discussion about putting up Green Valley Ranch signs by the entrances into our community. Jeff L. presented his design (see attached photo documentation) to all in attendance. The finished product would be approximately 4' wide by 3' tall. It will have small solar panels to power the changing color LED lights at night. It will be constructed out of a Plexiglas and epoxy with a solid color back and frame around it and is to be mounted to the brick wall. The cost would be about \$400. The one expressed concern was the cost of the permits to hang the signs.

Election of Directors: Kay and Milt counted the ballots and it was announced that Sue was reelected and Brigham Asay was elected to the board each for a 3-year term.

Sue B. made a motion to adjourn the meeting and Jeanette G. seconded.