

MINUTES OF GOLD RUN BOARD MEETING
February 28, 2009

1. **MEETING CALLED TO ORDER:** In attendance, Luis Do'lbarra, Don Heath, Thomas Cook and Terry Norton.
2. **MINUTES OF THE MEETING** of January 28, 2009 were read. Motion by Thomas Cook to approve minutes, seconded by Terry Norton, motion passed.
3. **OFFICERS REPORT:** Financials were reviewed through January 31, 2009 that showed net operating and reserve funds of \$21,411.
4. **OLD BUSINESS:**
It was requested from some of the homeowners present that at the next board meeting that the board reviews items requested for review from the annual meeting.

-Annual **meeting** items to be discussed brought up by homeowners:

1st homeowner's request:

A] Prohibit smoking in common and limited common areas
[postponed until reviewed]

-Regularly inspect and repair health club equipment

[Completed and regularly inspected]

-Provide a 2nd treadmill again

[Will reevaluate in Sept after reviewing financials]

-Require new owners and renters to read, accept and sign Gold Run rules and regulations before they can own/rent.

[Will keep up an update on all owners and renters that have signed the rules and regulations, and send reminders to all others.]

-Regarding board member attendance establish maximum allowable number of absentees per quarter [e.g. 1/ qtr to maintain good standing on the board.]

[Future new board members will be asked to make a personal committment to attend least 50% of the meetings.]

-Establish and maintain a current risk analysis and action plan for protecting people, property and the environment.

[Management provides current risk analysis by responding

to issues as they occur]

2nd homeowner's request:

B] -Board member term limits to six consecutive years, with the provision that if no one else volunteers to take that Board Member position after 6 years, the incumbent Board member may be reelected for another 3 years.

Board members will automatically be terminated as board members if they fail to attend at least 6 monthly, public board meetings during any calendar year.

[Board voted no as they feel that keeping that experience on the board is important]

-HOA board members are obligated to assign, in writing their proxy votes to attending board members, at every meeting so that attending HOA Board members are empowered to vote on behalf of each of the absent Board members, and the business of the Gold Run HOA can be processed and voted on without delay of a month or more.

[Board voted no as they currently confirm their proxies by phone or e-mail and may prefer to process HOA business at a future meeting]

-That the HOA directors become proactive in inviting and co-hosting adhoc committees with interested volunteer non-board members, to address important HOA business [e.g sprinkler systems, night watchman proposals] These adhoc committees will make non-binding recommendations to the HOA.

[Board will consider this on a case by case basis]

3rd homeowner's request:

C] -Term limit for board members to be 6 consecutive years.

- Board members to attend at minimum of 6 meetings per year as a condition of serving on the board.

[Board voted no as stated previously]

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4th homeowner's request:

D] –Provide stepping stones across the grass to the entrance to building 2930. Parking spots are directly in front of this door but the grass is always extremely wet and water pools in the valley

[Board voted yes this would be provided in the next couple months]

-Require more bike racks, they are very crowded.

[Board voted yes have analyzed 2 locations have been awaiting bids and reviewing the financials]

5th homeowner's request:

E]-Continued sightings of dogs living on property while infractions are given out for minor rule violations.

[Board requests that homeowners provide the addresses of dogs living on the property so that notices can be given]

6th homeowner's request:

F]-Parking along Springdale

-Electrical wires south of Springdale

[Parking along Springdale will always be an issue residents need to get used to parking on east end if spaces are not available close to there residence]

[Underground electrical wires south of Springdale is not feasible due to the cost]

7th homeowner's request:

G]- We are very concerned about the cost of adding a sprinkler system. Is it really necessary? Can we be forced as an Association to install a system? If so, can we keep the cost as low as possible.

[A sprinkler system is necessary. Yes homeowners can be forced to install a system, we are awaiting for firm bids from sprinkler companies]

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H] Cost of sprinklers- was a competitive bids solicited?

Can we re-bid the job now that energy and raw materials costs have plummeted? How can I help? Does it make sense to appoint a committee?

[Yes, competitive bids are being received which we are currently awaiting]

8th homeowner's request:

I] Results of recent surveys. Sprinklers and night watchman

The results of the current surveys are as follows:

Survey for night watchman received 206 responses of which 26 voted yes 149 voted no, and 31 did not respond.

Survey for sprinkler system received 206 responses of which 17 voted to have sprinklers throughout 137 voted to have sprinklers in the common areas and 52 did not respond.

9th homeowner's request:

j] Cost of HOA dues.

[Have increased by 14% due to increased insurance costs]

10th homeowner's request:

k] What impact do the fires that have occurred on current or future HOA dues? Should we expect large increases? Do you see any special assessments on the horizon?

[As stated above dues have increased 14% due to increased insurance costs. We do expect a special assessment due to sprinkler costs.

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NEW BUSINESS:

A] Items in discussion to be shown in minutes.

B. Publicize the results of the sprinkler survey.

[shown on web site and in the minutes.]

C] It was requested by one homeowner to put into minutes what was voted on, who voted which way, and a little bit about why that decision was made.

-Wrap up issues raised to the board by either taking care of them or saying we won't.

[The minutes will show how the majority of the board voted and what decision was made, items will show complete when finalized]

D] Update the web site stating the date for the HOA meetings [the 4th Wednesday of January to October and the annual meeting on the 3rd Wednesday of November].

[The web site will be updated as to when the HOA meeting will be held.]

E] There has been some vandalism by Bldg A. The lighting has recently been improved. The board should consider cameras and video surveillance signs [with or without cameras]. There are groups of teenagers hanging out in the area.

[Bids are being obtained for cameras]

F] Skate boarders have been using the parking areas. Skateboarding is not allowed on the property. Should we have signs?

[Signs will be posted]

G] Send out reminder notices about Colorado Security Services.

[Reminder notices will be sent twice a year].

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Action items summarized [old business]

- A] -Prohibit smoking in common and limited common areas
-Regularly inspect and repair health club equipment

[postponed under review]

- Provide a 2nd treadmill if possible

[Will reevaluate in Sept after reviewing financials]

- Require new owners and renters to read and accept and sign Gold Run rules and regulations, before they own/rent.

[will keep an ongoing update on all owners and renters that have signed the rules and regulations and send reminders to all others.]

complete

- Regarding board member attendance establish maximum allowable number of absentees per quarter to maintain good standing on the board
future new board members will be required to attend at least 50% of the meetings. Attendance can be based on response from e-mails

complete

- Establish and maintain a current risk analysis and action plan for protecting people, property and environment.
Management provides current risk analysis by responding to issues as they occur.

complete

[B] and [C] board member term limits to six consecutive years.

- Board members will automatically be terminated as board members if they fail to attend at least 6 monthly meetings

Board voted no as they feel that keeping that experience on the board is important.

complete

-HOA board members are obligated to assign in writing their proxy votes to attending board members.

Board voted no as they currently confirm their proxies by phone or e-mail and may prefer to process HOA business at a future meeting.

Complete

D] Provide stepping-stones across the grass to the entrance to building 2930.

Board agreed will be completed.

Complete

E] - Continued sightings of dogs.

Board requests that homeowners provide addresses of dogs living on property so that notices can be given.

Complete

F] -Parking along Springdale

-electrical wires south of Springdale

Parking along Springdale will always be an issue.

Underground electrical wires south of Springdale is not feasible due to cost.

Complete

G and H] -Cost of sprinkler system

-Can the sprinkler system be rebid?

A sprinkler system is necessary. Yes homeowners can be forced to install a system, we are awaiting for firm bids from sprinkler companies.

Complete.

I] -Results of recent surveys. Sprinklers and night watchman

Survey for night watchman received 211 responses of which 26 voted yes and 149 voted no. and 36 did not respond

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Survey for sprinkler system received 211 responses of which 17 voted to have sprinklers throughout 137 voted to have sprinklers in the common areas and 57 did not respond.
complete

J] – Cost of HOA dues
Have increased by 14% due to increased insurance costs.
complete

K] – Impact of fire on current and future HOA dues
As stated above dues have increased. We do expect a special assessment.
complete.

Action items [new business]

A] Items in discussion shown in minutes.

B] Sprinkler system results [covered]
Shown on web site and in minutes
complete

C] Request to summarize what was voted on in meetings.
The minutes will show how the majority of the board voted and what decision was made.
complete

D] Update the web site with dates of meetings.
The web site will be updated as to when the HOA meetings will be held.

F] Bid on cameras.
Bids are being obtained for cameras

G] Skate signs stating not allowed on property.
Signs will be posted

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H] Reminder notices about Col Security.

Reminder notices will be sent twice a year.

5. ADJOURNMENT OF MEETING

Motion to adjourn meeting by Luis Do' Ibarra, seconded by Thomas Cook, motion passed.