

**Eagleridge Estates Homeowners Association of Pueblo, Inc. (the “HOA”)  
207 W. Northern Avenue Pueblo, CO. 81004-3107**

**Executive Board (the “Board”) Meeting Minutes Wednesday, May 15, 2019**

Present: Roger Fonda    David Smith    Ed Thomson    Ted Lopez

Absent: None

Ed Thomson called the meeting to order at 1:13 PM.

Ted Lopez discussed the status of delinquent assessments, and reviewed a list of outstanding HOA member account balances. It was M/S/C to prepare and send Notices of Intent to File a Lien Statement to all HOA members with delinquent account balances.

Ted discussed the status of an outstanding Notice of Violation related to a homeowner’s dog attack on another homeowner’s pet.

Ted distributed Resolutions of Policy & Procedures for covenant enforcement and collection of assessments. Discussion ensued. Both resolutions will be reviewed by Board members, with recommendations made on changes to the language, and revised resolutions will be brought to a future Board meeting for approval.

It was noted all new property owners receive a copy of the CC&Rs through escrow; however, it was acknowledged most probably don’t read this somewhat voluminous document. Roger Fonda recommended that Ted include a condensed version of the recently created “Summary of Selected HOA Rules”, with all other required documents, in all mailings to escrow on change of ownership of property.

The Board discussed its proposed landscape maintenance contract with Green Earth Enterprises LLC. Ted noted cost will increase this year related to an additional sodded area running between the Crested Hill/Eagleridge Blvd. intersection and the overhead power lines easement.

Roger Fonda noted that Declarant recently paid \$5,000 to have HOA-owned land contiguous with an HOA homeowner’s property at 4969 Crested Hill re-landscaped from sod to xeriscape. He requested the HOA reimburse the Declarant for a portion of the cost. It was unanimously M/S/C to approve a reimbursement of half the Declarant’s cost, two thousand-five hundred dollars (\$2,500), with Roger abstaining.

Discussion ensued regarding other landscape maintenance issues including:

- 1) a non-operational, non-repairable irrigation system on the sodded area along Eagleridge Blvd. and contiguous with the large detention pond. It was suggested this sod be replaced with xeriscape;
- 2) a silt/grass filled drainage pan in the large detention pond that needs to be cleaned out for proper drainage; and

3) areas of sod winter kill/alkali patches.

The landscape contractor will be asked to review these problems, make recommendations, and submit corrective bids, where appropriate.

An “information only” meeting will be held with homeowners on 5/21/2019, 6 PM, at the Park Hill Baptist Church. The purpose of this meeting will be to educate interested homeowners on the origins of the HOA, the HOA-owned properties and the HOA’s legal responsibilities to maintain those properties, and an overview of the HOA covenants and the Board’s responsibility to enforce compliance with those covenants.

The next Board meeting will be scheduled at a future time.

With no further business, the meeting was adjourned at approximately 2:30 PM.

A handwritten signature in black ink, appearing to read "Edward A. Thomson". The signature is written in a cursive style with a large, stylized initial "E".

Edward A. Thomson, Board President