

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

Executive Board (the "Board") Meeting Minutes Thursday, October 24, 2019

Present: Roger Fonda David Smith Ed Thomson Ted Lopez

Absent: None

Ed Thomson called the meeting to order at 2:00 PM.

Ted Lopez distributed & reviewed schedules of delinquent assessment accounts. Discuss ensued. It was M/S/C to turn over all previously liened accounts to our attorney for collection.

Ted reviewed draft financial statements (income statements & balance sheets) for the year-to-date ending September 30, 2019 and October 23, 2019. Ed questioned Ted regarding whether the financials were accurate, accrual based statements as noted on the statements, and Ted responded the revenues were accrued, but the expenses were cash basis, and the September financials did not include expenses for landscaping or management services provided for September. The October 23rd financials did include all expenses for September services. The financial statements were not accepted by the Board as submitted, due to the failure to accurately account for expenses on an accrual basis.

Ted presented and reviewed a draft budget for 2020. Ed questioned whether certain revenue and expense line items were correct, and handed out a proposed, amended budget. Discussion ensued, and the Board M/S/C Ed's proposed, amended budget, subject to a possible change in the assessment revenue based on a review of the number of lots in Eagleridge Estates. Ed & Ted will coordinate the reconciliation of number of lots.

Ed reviewed the Reserve Study and Funding Analysis Report dated 7/26/2019, and previously distributed to the Board members. Ed noted it was a 'living document' and would be reviewed and modified as appropriate in future years. It was M/S/C to approve the Reserve Study.

Ed distributed two draft Resolutions of Policy & Procedures for Temporary Parking of Otherwise Prohibited Vehicles & Trailers, and Covenant Enforcement. Discussion ensued. It was M/S/C to approve both Resolutions as presented.

Ed provided an update on the status of the HOA website, and noted it was targeted to be available to HOA members on or before the upcoming 12/10/19 annual meeting.

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

With no further business, the meeting was adjourned at 3:30 PM.



Edward A. Thomson, Board President