

Villa D'Oro Annual HOA Meeting
1:00 P.M. January 27, 2019
Traders Coffe and Tea, 2648 Patterson Road, Grand Junction, CO

Called to order at 1:15 by President Larry Kempton #8

Present: Marianne Mercado #5, Wade Johnson #16, Don Waterhouse #s 1, 10, 27, Samantha Moe Swingle #19, Christine Case #4

Absent: everyone else

Introductions were made.

Quorum established by the percentage of ownership of those in attendance and including the proxy sent in by Prieto #3 there was 37.12% of ownership represented. Because we changed our by-laws to a 33% requirement for a quorum after the 2018 meeting, we met our quorum.

Budget Report was presented and due to the changes in contract labor and property improvements we actually had \$10,000 more left in our finances than budgeted. Heritage Property Management will move to a cash accounting basis from the accrual method used by Topline Management. The budget was unanimously approved with the amendment of moving \$6,100 in to our reserve account.

Manager's Report- Property repairs to underside of walkways have been completed. The juniper trees by the pool were removed and stumps pulled. An automatic sprinkler system was installed for common area around pool. It has a 2 year warranty which will expire in summer of 2020. The gate to the pool area was adjusted to work properly. AquaTime has been contracted to maintain the pool. A new washing machine replaced a broken one in laundry room.

Old Business-The damage done to some north side storage units by Marrilac Clinics drainage has been reported to our insurance carrier. They will estimate damage and repair costs. Note: contents of storage units are not covered by the HOA policy and are owner's responsibility.

New Business-Board members, Traci Douma sold her unit and has resigned. Current Board members are Larry Kempton, Don Waterhouse and Christine Case. It was decided to keep current Board intact. It meets our requirement of a minimum of 3.

Overhead light at NW corner has burned out. Pot hole in parking lot need to be repaired.

2020 annual meeting date is Saturday, February 1 at 10:00 am.

- Adjourned at 2:15 pm

Respectfully, Samantha Moe Swingle, Acting Secretary