

NU HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 16, 2007

Owners in Attendance:

Arnie & Sandra Heller (1401), Gary Roberts (1405), Dave Mally and Mike Mally (1407), Chuck Emmons (1413), Jasen & Nancy Beste (1414 & 1415), Bruce Degi (1419), Julie Daehn (1422), Ralph & Patricia Ballard (1417).

OWNERS PRESENT BY PROXY:

Suzanne Pass (1424).

OTHERS PRESENT:

Alan Loew, Business Mgr, Pro-Temp Solutions.

CALL TO ORDER:

President, Julie Daehn, called the meeting to order at 3:00 p.m.

ROLL CALL:

Roll call was taken and with the owners present and by proxy a quorum was met.

APPROVAL OF ANNUAL MINUTES:

A motion was made to accept the 2006 Annual Meeting Minutes as written. It was seconded and passed.

ELECTION OF BOARD OF DIRECTORS:

Ralph Ballard's position on the board is up this year. A nomination was made and seconded to elect Ralph to the Board. Ralph was appointed to a 3-year term on the Board of Directors.

FINANCIAL REPORT:

Allen Loew reviewed the financial statements for 2006-7 in detail and discussed the following points:

- The balance sheet has \$19,000 in bank/reserves. This was due in part to our 2006 electric utility bills being lower than budget by \$5,000 and Mountain Parks Electric sending us a \$1,500 refund check for prior overpayments. A motion was made and seconded to retain the additional \$5,000 in our maintenance reserve.
- The 2007-2008 Budget was approved as proposed with no increases in dues and no special assessments at this time.

MAINTENANCE REPORT:

Topics

- Building painting - All in attendance agreed to this project moving forward. The timing was agreed to happen during spring 2008 so that a contractor and color schemes can be finalized. Preliminary discussions occurred on color (Option #1 Base "La Fonda Wild West Green" - Trim "La Fonda Earth" or "Natural Cork"; Option #2 Base "La Fonda Cactus" - Trim "Rustic Oak" or "Filoli Majestic Oak" but finalization will happen in the spring. This item might be further discussed at a special meeting to be held in August 2007.
- Deck Carpeting - Preliminary discussions occurred regarding carpet colors and densities (Shaw Industries)
- Roof Awning - Due to the poor drainage from the roof above the boiler room, Grand River Maintenance or a third party contractor will be contacted to devise a solution to this problem.
- Roof Sealing - Though the lower porch roof was repaired by Julie and Ralph last fall (thank you) it continues to be an issue. We will attempt to resolve this persistence issue through Grand River Maintenance or a third party contractor.
- Light Replacement - The Mally brothers have volunteered to install all building and porch lights. All owners in attendance agreed to one of three selections presented by Julie (style Rustic Winsor).
- Sign Rewiring - An electrician will be contacted to rewire the lot sign and remove the meter resulting in saving of approximately \$360 annually.
- Gas smell - Sandra Heller brought the issue of natural gas smell around the boiler. Toulin has inspected the boiler and adjusted the boiler's fuel to air mixture for maximum performance thus reducing the gas smell. It was determined that the recent gas smells were NOT a safety issue since the source of the smell was due to the boiler needing an adjustment and additional outside air.

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NEW BUSINESS:

Topics

- Owner Boxes - The group discussed removing and/or standardizing owner boxes located on the common area decks. It was proposed that all owners' boxes should be removed prior to painting and carpeting. Nothing official has been decided so a second meeting in August will be held to address this issue.
- Storm Doors - Gary brought in different vendor materials outlining options for this project. This approval for this project has been delayed due to the box, carpet, and painting projects.
- Windows - Gary Roberts is developing a new window proposal with different options (including styles, financing, timing etc.) He is also going to look into what Building 11 did compared to what we might do since they just have completed the installation of new windows throughout their building.

SCHEDULING OF ANNUAL MEETING:

It was agreed to try to schedule next year's meeting to coincide with HCH CIRA Owner's Meeting. Typically this meeting is on a Saturday morning in June.

ADJOURNMENT:

Being no further business, the meeting was adjourned at 5:00 p.m.

The Board has determined the following positions for the Board members: Julie Daehn, President, Ralph Ballard, Vice President and Dave Mally, Secretary.

Minutes are not formally approved until voted on at the next annual meeting.