



ARABIAN ACRES PROPERTY OWNERS ASSOCIATION

Board Meeting

July 16, 2016 - 10:30am - Arabian Acres Pond

****DRAFT****

Meeting Minutes

The meeting was called to order at 10:44am.

ATTENDEES: Elric Winterer, Mike Jensen, Marilyn Callan, Susan Johnson, David Johnson, Chuck Harvell, Janice Harvell, Brent Wallace, Deborah Wallace, Kenneth Scott, Adam Fiedler, Greg Morales, Shawn Smythe, Derrick Grinnell, Amber Dalzell, Nell Carnein, Betty Williams

I. Board Member Roll Call

The following board members were present:

Gregory Morales, President
Nell Carnein, Treasurer
Shawn Smythe, Secretary
Amber Dalzell
Betty Williams
Derrick Grinnell

(David Dalzell, vice president, was not present.)

II. Approval of Previous Minutes

Minutes from the June 11, 2016 meeting were approved. Minutes from the March and May meetings have still not been approved.

III. Treasurer's Report

The treasurer provided the following summary of the fiscal year end report:

Balance at the year end audit last year was \$4,912.16. The 2015-16 budget was \$8,125.00, but actual expenditures were only \$6,155.07. Total income was \$7,787.00 with an ending balance of \$7,527.39.

Twenty-two (22) residents/owners have not yet paid their POA dues.

IV. Bank Signees

Per previous Board approval, Shawn Smythe and Greg Morales have been added as signees at the bank.

V. Security Signs & Reflectors

Greg has hung signs throughout the neighborhood reminding folks that security cameras are in use. Additionally, he installed reflectors at the Denwood entrance. He spent \$82.17 of the \$100.00 budget.

VI. Facebook

The new Facebook group is in place. Currently there are approximately 15 members, and all residents and property owners are invited to join. It can be found on Facebook by searching for "Arabian Acres Property Owners Association", or at: www.facebook.com/groups/ArabianAcresPOA

VII. Neighborhood Directory

Tabled until the annual meeting. The current contact list needs to be cleaned up.

VIII. Neighborhood Watch

Resident Bland Smith has been asked to lead the Neighborhood Watch. He will contact the Sheriff to coordinate the program.

IX. Welcome Committee

Derrick mentioned that Highland Lakes has a very nice welcome packet, and that he may be able to get one. Nell said she might be able to get one as well. Other ideas that were suggested included: coupons from local businesses, business cards, safety information, etc. all organized in a binder, along with a bird feeder or similar gift.

X. Fire Mitigation

Derrick shared a safety list for grilling and fire pits. The board approved including it in a mass email, Facebook, NextDoor, Newsletter, welcome binder, etc. Derrick will email the list to the board members.

It was discussed whether it is possible to remove slash on properties with no structures.

There is currently a Stage 1 Fire Ban in Teller County. The Board discussed installing a sign at the bus stop that informs residents of fire bans. The Board approved \$100.00 for purchase of these signs.

XI. Website Redesign

There has been no response from the web host in over a month. This issue is tabled until the next meeting.

XII. Common Property

Greg is in discussions with the water board about putting a tool shed on common property that is owned by the water district. The water board is voting on the issue this week.

XIII. Shed

Greg asked the Board to approve \$1,500.00 for the shed in case the water board approves use of the common property. Derrick and others volunteered their time and labor to build the shed to save money. The board approved \$1,500.00 for the shed.

XIV. Chipper Blades

Greg asked for funds to purchase new chipper blades, but Nell reminded him that chipper blades are a budget item, and that he can purchase them without approval.

XV. Public Comment

Betty expressed concerns about the safety of children in the neighborhood with regard to people driving too fast, and using BB guns, etc.

Nell has asked that we have a consultant take a look at the trees in the neighborhood due to an influx of budworms. She also suggested that we consider defraying costs for those who can't afford to have their trees sprayed.

One resident suggested that the pond be stocked every year. Others agreed. If we can still piggy back an order with Trout Haven, the Board approved \$500.00 for 100 pounds of fish this year, and also approved restocking the pond next year.

The meeting adjourned at 12:15pm.