

Park East Subdivision Homeowners Association

RECORD OF PROCEEDINGS

WEDNESDAY, JANUARY 25, 2012, 7:00 P.M.
CARDIFF SCHOOLHOUSE
GLENWOOD SPRINGS, COLORADO

ANNUAL MEETING OF MEMBERS

Draft only-these minutes will be reviewed for approval at the 2012 Annual Meeting

The 2011 Annual meeting of members of Park East Subdivision Homeowners Association, Inc. (the "Association") of Garfield County, Colorado was called and held on January 25, 2012, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:

ATTENDANCE:

Directors

Libby Bohanon, President
Paul Turley, Vice-President was unable to attend
Stephanie Keister, Secretary/Treasurer
Chad Jenrich, Director, was unable to attend
Brian Kurtz, Director

Owners present

Karen Stowe	Rick Rossow
Katie Voller	Scott Grosscup
Paul and Nancy Boyer	Lash and Marlis Laursoo
Robert Schuckman	Gary and Tricia Haas
Marc Isgrig	Susie Richardson

Owners represented by Proxy were:

Esther Boston	Laurie Strong
Brad Thayer	John and Jill Patrick
Mark Butler	Robert Dellapi (Haas)
Ron Gair	Donald Helmich
Alice Gustafson	Chad Jenrich
Sam Wright	Paul Turley
Julia Novy	Tatyana Eubank
Mariette Purdy	Mary L. Wallace
Bruce McKinnon	Sandy Douglas
Chandler Buss	Anne Helmich
Doug Hamley	Robt. Chatmas (1913 Co. LLC)

ALSO PRESENT WAS: Keith Edquist, of Edquist Management and Real Estate, LLC,
Association Manager

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CALL TO ORDER/ NOTICE AND QUORUM

President Bohanon called the meeting to order at 7:10 p.m. She introduced Board members Brian Kurtz and Stephanie Keister, and said Directors Paul Turley and Chad Jenrich were unable to attend the meeting. Manager Keith Edquist thanked all those present for coming.

This complete, Manager Edquist informed those present that a quorum had not been established between owners present and those present by proxy. 34 owners were represented and a quorum would require 43.

Mr. Edquist said that proper Notice of the Annual Meeting had been mailed to all owners. He noted that Park East has failed to reach a quorum of owners for the past several years, and that past procedures had been to proceed regardless, and that the business of budget approval and election of Directors could still go forward. He concluded by saying the annual meeting was one of the only times Park East owners can come together to discuss the community, and said that any such topics could be addressed later in the meeting.

CONSIDERATION

The minutes from the January 5, 2011 Annual Meeting (Annual meeting for the year 2010) were presented for consideration and approval. It was moved, seconded, and all were in favor of approving the minutes as presented.

MANAGEMENT REPORT

Mr. Edquist said 2011 had been uneventful, except for foreclosures and bankruptcies in the neighborhood, some of which were finished in short sales and now have new owners. He said that some debts in respect of bankruptcies were ultimately uncollectable by the Association. Director Kurtz added that collections had been pursued with diligence over the course of the year and that this had resulted in collection of past due assessments and accumulated interest.

BUDGET DISCUSSION

Manager Edquist led a brief discussion in regard to the proposed 2012 budget, focusing on some of the line items. Owner Grosscup inquired about the cost of water and the start date of 2011 irrigation. The rates are tiered rates, and more use is billed at progressively higher rates by the City. Park East enjoys a special "irrigation" rate for its landscape water. The contract for the irrigation system includes start-up, maintenance and repair, and blow-out and shutdown each year. The irrigation system start was somewhat delayed in 2011 by a very wet spring through May.

Director Kurtz added that irrigation contract expense was reduced in 2011, and again in 2012, due to the transition of the common system onto potable water, rather than raw water from the river. Manager Edquist added that there are still zones on the irrigation system run by battery powered clocks instead of from the master irrigation control. He said also that sprinkler heads inappropriately located due to construction on the lots were still to be moved, though much of that work was done this past

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summer. More remains to be addressed in the 2012 season in terms of both electrical repairs and sprinkler head location.

There followed a motion to approve the proposed 2012 budget. A second was obtained, and then nearly all present voted in favor of approval. All 20 proxies (including those of Director Turley and 2 others in his favor) were in favor of the proposed budget and were voted in that manner by President Bohanon. Owners Lash and Marliss Laursoo voted against the motion to approve.

OLD BUSINESS

Manager Edquist asked for comments in regard to operations or services. Owner Tricia Haas asked about use of motorized vehicles on the gravel paths between the homes and the airport. These are city trails, and do not allow for use of motorized transport. It was suggested Ms. Haas speak with the parents of the children involved, and she has spoken directly to the children, as they were cutting over parts of her landscaped property. Mr. Edquist agreed to meet with her on the property to locate easements and the property line.

Mrs. Laursoo said friends who had to park on the street were ticketed when visiting her home, and that she was embarrassed by this, since parking pullouts were already filled with cars, and her guests were elderly. Director Keister said she had called the police when this occurred, as street parking impedes access by fire trucks and should not be allowed for this reason. Further discussion led to direction to management to determine whether the City or the HOA has jurisdiction for the pull-out parking areas in Park East.

Director Keister noted the City zoning requires sufficient parking for residents in driveways, and this includes homes with ADU's (additional dwelling units) as approved by the City and the Park East Design Review Board. General comments were made by several owners that these 'guest parking' areas were consistently used by tenant occupants of PE homes. Mr. Edquist said he would research the 'guest parking' nomenclature to see if it exists in the Park East covenants or the Subdivision Improvements Agreement. It may be that this designation comes from the developer's marketing materials rather than the Park East organizational documents.

Regardless, it is apparent some enforcement of improper uses of these areas is wished for in Park East. On a similar note, congestion of both vehicles and, at times, pedestrians is a problem in relation to some performances at the Cardiff Schoolhouse. This takes the form of lost pedestrians, or, more typically cars parked in the street in an illegal manner.

Camp Chair Productions principal Jack Green arrived at this time to speak about the uses of the Schoolhouse. He was apprised of the previous discussions in regard to parking and pedestrians. He said Camp Chair was not the only producer of events at the Schoolhouse, but for his part would attempt better direction to motorists and pedestrians attending. He said he would not want to see revival and use of the venue limited by something like automobile issues.

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Brief discussion followed on the website (Parkeasthoa.com) created by Director Jenrich, including its Facebook page. Director Keister said she would be posting some information there in the near future. Manager Edquist asked if email notices to owners about events at the Schoolhouse were intrusive. Most attending said they welcomed notice of such events, and that it was good to know what is going on here.

Owner Lash Laursoo suggested that the HOA be dissolved. Director Kurtz responded that that was likely not realistic in view of several operational matters and physical systems, such as the irrigation system and sewer lift station. Other issues could be the Roaring Fork Conservancy agreements imposed by Park East's organizational documents, and the breakdown of appearance standards.

NEW BUSINESS ELECTION OF DIRECTORS

Manager Edquist said that the next order of business was the election of directors. Brian Kurtz and President Bohanon's terms are at an end this December. Brian is serving a second year to finish out Jason Haddock's term. Mr. Edquist called for nominations, and said self-nomination was allowable. Owner Marc Isgrig nominated Brian Kurtz for another term, saying he had been an effective Board member. Owner Scott Grosscup said he would be interested in being on the Board. Libby Bohanon announced that she would serve another three year term.

With this, it appeared ballots might have to be collected and a vote counted. Director Kurtz, however, declined his nomination. This left Libby and Scott to fill the two open seats, and they were elected by acclimation of those owners present, including the aforementioned proxy votes. These terms will end in December of 2014.

ADJOURNMENT

There being no further business to come before the Board or ownership, the meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,



Keith M. Edquist
Edquist Management and Real Estate, LLC
Secretary to the Meeting

PARK EAST SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.

Libby Bohanon—President