

Crestline Townhomes Homeowners Association, Inc.  
Annual Meeting of the Membership  
Saturday, January 23, 2010  
10:30 AM

The Annual Meeting of the Membership for the Crestline Townhomes Homeowners Association, Inc. was held at 3737 E. Airport Rd, Colorado Springs, CO. Quorum was established by virtue of the homeowner votes by proxy, and homeowners present. Board Members Vivian Sparrow, President, and Richard Lodge, Secretary/Treasurer were present. Also present was Sandy Deacon, Tracy Martin, and Steve Martin of Diversified Property Management, LLC.

**I. Call to Order and Verification of Quorum**

The meeting was called to order by Vivian Sparrow at 10:30 AM as quorum was confirmed.

**II. Proof of Notice of Meeting**

Vivian Sparrow submitted to the recording Secretary the letter that was sent out to the membership as proof of notice of the meeting.

**III. Approval of the 2009 Minutes**

There were no prior annual minutes to approve.

**IV. Introductions**

Vivian Sparrow introduced herself as the President of the HOA and Richard Lodge as the Treasurer/Secretary. The Board introduced the Community Manager Sandy Deacon of Diversified Property Management, LLC.

**IV. New Business**

- a) **Presentation of the 2010 Budget** – Vivian Sparrow reviewed the 2010 budget with the membership. Each person present acknowledged they had received the budget prior to the meeting review. The budget was ratified by the membership.
  
- b) **Vote of Directors** – The ballots were given to those present at the meeting. The ballots were tallied by Tracy Martin of Diversified Property Management, LLC. Vivian Sparrow, Richard Lodge, and Greg Riggs were unanimously elected. A motion was made by Vivian Sparrow that Vivian Sparrow remains as President, Greg Riggs will be Vice President and Richard Lodge remains as Secretary/Treasurer. The motion was seconded and all were in favor of the newly appointed positions.

**V. Questions and Answers**

Homeowners had concerns of the high delinquency of the assessments. It was mentioned that there are collection procedures that the Community Manager follows as per the recorded covenants.

It was mentioned that the City Council ended the Storm water Enterprise fee.

Homeowners had concerns about parking. It was mentioned that everyone is assigned one parking spot and the homeowners with garages need to utilize their garage and driveway to park their vehicles. Homeowners with garages should not be taking up the guest spots.

There were complaints of dog owners not picking up after their pets.

Complaints of the landscaping company not picking up the pine needles or trash throughout the community.

Homeowners had concerns about the tree branches touching the buildings and not being trimmed.

It was mentioned that there are homeowners that tend to fill up the dumpster with furniture, mattresses, etc. It was also mentioned that there have been a couple of instances of people that do not live in the community using the dumpster.

Homeowners had concerns about the painting of the buildings. It was mentioned that before the buildings are painting the siding and dry rot wood will be repaired or replaced.

Homeowners had concerns about the pet limit and weight limit.

The Board and Manager answered questions and noted issues and complaints.

**VI. Adjournment**

With no further business to come before the Board the meeting was adjourned at 11:05 AM.