

ARAPAHOE HIGHLANDS CIVIC ASSOCIATION
BOARD MEETING MINUTES
March 23, 2010

Lila Greaves, acting chair, called the meeting to order at 7:44 p.m.

Present at the meeting were Lila Greaves, Joel Bennick, Jim Smith, Joel Hinrichs, and Jody Hinrichs (observing).

Minutes from the prior meeting were not on hand; perhaps Vorry Moon or Larry McClymonds will be able to locate them in case of any question. It will be necessary to approve the February minutes, along with these minutes from March, at the April meeting.

Treasurer Report:

The treasurer's report noted that so far 46 memberships have been paid for 2010; no cost for the 2010 membership has been reported to date. Kathy Masters (not present) has been taking receipt of membership payments.

Joel Bennick moved and Jim Smith seconded the acceptance of the treasurer's report, which passed unanimously.

Acting chair Lila Greaves-Smith raised the issue of a roughly \$13/month bill for the street light at the entrance to the subdivision. The covenants state that the HOA pays while the area is unincorporated. Because it comes out of membership dues, homeowners who do not join the Association have had a free ride. It was noted that same amounts to about thirteen cents per lot, per month, or a little more than \$1.50 per year as of the most recent bill. Since incorporating, the City of Centennial should take over funding the street light. Joel Bennick moved, and Joel Hinrichs seconded, that the Chair send a letter to provider / biller Xcel Energy to explain that the HOA is no longer obliged to pay, and that payment cease. Motion passed unanimously.

The ACC reported that it has been rewriting its roofing guidelines, and is nearly done. When the guidelines are finished all board members will be invited to review them, prior to the April meeting.

New Business:

- 1) Joel Bennick moved and Joel Hinrichs seconded that Jody Hinrichs be added to the Board; the motion passed unanimously.
- 2) Observation: the Treasurer's Report would be good to have on the website.
- 3) Jim Smith moved that the 2010 budget be based on the 2009 budget, with minor changes; after discussion the changes were as follows:
 - a. Increase the ACC amount to \$100.00 from \$50.00
 - b. Remove the Good Neighbor award, since it hasn't been used
 - c. Increase the July 4th amount by \$100.00, to \$200.00
 - d. Reduce the newsletter to \$340.00 to account for its reduced distribution
 - e. Set the website amount at \$100.00, since it was zero yet has incurred \$57.88 YTD
 - f. Add an administrative Contingency fund of \$180.00
 - g. Remove CD interest; changing rates make it unuseful for planning.

These changes balance the planned Operating Expense with the Operating Income while adapting the budget to current needs. Jody Hinrichs moved and Joel Bennick seconded acceptance of this budget; the motion passed unanimously.

The meeting adjourned at 8:48 p.m.

Respectfully submitted,
Joel Hinrichs, Secretary