

# *Mahogany Vista*

## *Homeowners Association*

1973 County Road 210  
Rifle, CO 81650  
970-319-8883

### **MINUTES of the Annual HOA Meeting August 25, 2010**

**1. CALL TO ORDER:**

Chair Greg Valunas (Association Manager) called the meeting to order at approximately 8:02 p.m.

**2. ESTABLISHMENT OF QUORUM:**

Members Present: Neal Goldsborough (385), Damon Crocker (2 votes – 379 & 389), Hilda Solano and Javier Lopez (387), Joe LaGrange (381), Donna & Keith Rippy (383).

Proxies: None.

Members Absent: None

Guests present: None.

**3. APPROVAL OF MINUTES:**

General conversation ensued about greetings, how everyone is doing, and how all the units are doing, etc. The Minutes of the last meeting were eventually motioned for approval by Neal as written, seconded by Joe, and unanimously approved.

**4. APPROVAL OF BUDGET:**

The budget was approved with changes to raise the dues by \$3 per quarter beginning with the fourth quarter of 2010. Motioned for approval by Neal as corrected, seconded by Damon, and unanimously approved.

**5. GENERAL DISCUSSION:**

**Deck** -- There was discussion on replacing the deck in front of 383 & 385 due to rotting boards, improper foundation, sagging structure and the upper decks sagging. Motion for approval was made by Donna as presented, seconded by Neal, and unanimously approved. The original bid was for \$2,680.

**Pets** – It was decided that pets would be allowed for everyone including tenants. An addendum will be added to the By-Laws and Rules & Regulations allowing pets. A \$25 fine will be imposed for nuisance animals. Motion for approval was made by Neal as presented, seconded by Joe, approved by five votes with one vote (Hilda) abstaining.

**Coolers** – According to the minutes of the 2006 meeting, the coolers were the responsibility of the owners. This was voted out at this meeting and the coolers were made part of the HOA's responsibility. Five of the votes agreed to replace five of the coolers with new ones. Motion for approval

was made by Damon as presented, seconded by Hilda, approved by five votes and one vote (Neal) disapproving. Manager to price the coolers and options.

**Snow** – This year Keith Rippy will handle the snow removal duties and call for machine help if needed. All opined that would be a good idea to try this season.

**6. VOTE ON OFFICERS:**

Discussion on retaining the current Officers didn't pass. Neal elected to step down from the Board. Joe will step in as President, Hilda will act as Vice-President, Damon will remain as Treasurer and Greg will act as Secretary. Neal motioned to instate the Officers as proposed, seconded by Damon. The vote passed unanimously. No follow-up Board meeting was held to place the Officers in their appointed positions because the discussion, vote, and agreement at this meeting was to instate them as discussed.

**7. VOTE ON DUES INCREASE:**

Raise the dues \$3 per quarter beginning the 4<sup>th</sup> quarter of 2010.

**8. ADJOURNMENT:**

The next meeting was scheduled for sometime in August of 2011 at 7 p.m. The 2010 Annual Meeting of the Mahogany Vista HOA was adjourned approximately one hour and forty five minutes later at 9:45 p.m.

Respectfully submitted,

Greg Valunas  
HOA Manager  
(Transcribed from digital recording)