

KINGS ROW HOA ANNUAL MEETING
Missouri Heights Community League
November 10, 2013

Pursuant to notice, the regular annual meeting of the Kings Row HOA was held at the Missouri Heights Community League School House, Carbondale, Colorado, on Sunday, November 10, 2013 beginning at 6:30 pm.

Board members present: Peter May, Gina White, Mike McGowan, and Gay Lewis (Recording Secretary).

The following proxies stated who was allowed to vote the proxy and the Lot represented.

Gina White Lot 21, 23,33,34

The number of HOA members present was 13

Gay Lewis, Recording Secretary announced that a quorum WAS NOT present.

Year Report-Peter May

Peter May advised the attendees that the SWPP program had been completed, and the State had refunded its portion of the monies. He also noted that there was now a "Sludge Judge" housed in the pumphouse for any homeowner to use to test their septic system. It will be the responsibility of the user to bring the "Sludge Judge" back clean.

The State has advised that all HOA install "back flow devices in each HOA home.

William Knight's house had been foreclosed on.

Mineral Rights

Chip McCrory questioned if Kings Row HOA owned its own mineral rights. Chip McCrory volunteered to research this issue.

Financial Report

Gay Lewis reported on the 2012-2013 financials. Financially, Kings Row HOA appears to be on track with the 2012-2013 budget. Since there was not a quorum present at this meeting, Gay Lewis informed the attendees that the 2012-2013 budget will remain in place for 2014. She also reported that the year end has been changed back to December 31, 2013, in order to simplify financials. There will have to be another tax return filed December 31, 2013. Dues for 2014 will remain the same as 2013.

Election of 2013-2014 Board

With the absence of Dick Wells, Peter May asked for new volunteers to serve on the 2014 Board. Julie Mikus and Carol Dahlgren volunteered. Peter May also noted that Wallace Graham was moving, and which vacates a position on the Architectural Review Committee. **New members of the HOA are strongly encouraged to consider serving on the ARC or the Board in the future.**

Non-Potable (Irrigation Water)

Becky Chase informed the Board that she had been notified by Spring Park Homeowners Association that they believed that their wells had been contaminated by the irrigation water flowing through their property. Gay Lewis informed the Board that the same water from the Missouri Heights-Mountain Meadow Irrigation Company had been flowing in the Irrigation Company's easement since 1904 and would be surprised if this was the cause.

Annual Meeting

Comments were addressed whether to have future Annual Meetings during the day or evening in order to attract a larger segment of the HOA. Gina White will research the By-Laws in order to see if a vote could be by mail or email?

There being no further matters to come before the HOA, the meeting adjourned at 7:15pm