

RED LEAF HEIGHTS HOA
Annual Meeting Minutes
May 17, 2011

Roy Russinger called the 2011 annual meeting for Red Leaf heights Homeowners Association to order at 6:35. Quorum was established.

Introduction of current board members present Roy Russinger, Ernesto Figueroa, Lachlan MacGillivray and Aaron Miller

Absent Ken Thibault, Mike and Yvette Pierce

Review and approval of the 2010 HOA Annual meeting minutes

Motion to approve the minutes as written in packet provided to homeowners made from the floor. Motion seconded. Minutes were accepted as written with no changes.

Financial Report

Ernesto Figueroa presented highlights from the 2010-2011 calendar years.

- a. Painting and refinishing of iron fencing along common areas.
- b. Review of financial records and balance sheet

Main points. Bad debt running less than anticipated due to lower than expected foreclosure numbers. CD/Savings account balance.

- Discussion of pumps and continued budget line item for replacement.
- Painting of fence brought up as an issue to peeling and unpainted section.

Old Business

Amendments to the CC&R's discussed. Packets were made available to anyone who had not voted.

New business

Improvements to the neighborhood

1. Monument re-skin with stacked-stone stonework to update look and feel of the neighborhood.
2. Additional/upgraded lighting at the entrances of Floating Feather and Eagle road.
 - a. Up-lighting on trees that adapt to seasonal lighting.
 - b. Upgrade to existing post lighting to double-sided "craftsman" style lights using existing poles.

- i. Stonework on light bases to match monuments.
- 3. Fencing
 - a. Homeowners advised the existing fence was to be replaced with letterbox style (similar to Brookwood) 6ft fencing with steel posts set in concrete. Cost of the project at this time not to exceed \$40,000 without further board approval.
 - b. All perimeter fencing with lattice style top to be included.
 - c. HOA would budget further allowances for maintenance (stain/oil/power-wash) in future years to insure preservation of investment.
- 4. Open Floor
 - a. Discussion of monument lights (repair). Shurie noted the concern and will address with maintenance company.
 - b. Discussion of traffic speeds on Rockingham/Red Leaf Way to Eagle Hills Elementary.
 - i. Solutions listed included discussion with ACHD on possible three way stop at Red Leaf Way and Rockingham, reduced speed to 20 mph for school zone, speed bumps and traffic cameras. Further discussion needed with ACHD on available options.
- 5. Vote of the Board Members
 - a. Ballot of existing board members minus Ken Thibault plus Corey Van Allen nominated. Motion to accept ballot made, motion seconded. Ballot was passed unanimously.

Adjournment 7:45 pm