

Minotaur Village Homeowners Association, Inc.
Annual Meeting Minutes
April 19, 2010

The meeting was called to order at 7:02 PM.

Homeowners present per the attached list representing the following number of units:

16	By Proxy
<u>12</u>	In Person
28	Total

Board Members in attendance: Pete Galvin, Vicki Truman, Jeff Cajka, and Brenda Hadenfeldt

Pete read through the minutes from the 2009 Annual meeting. Pete made a motion to approve the minutes as presented. Kathy Apodoca seconded. All were in favor. The motion carried 4-0. The owners in attendance were also given a copy of the minutes.

Financial Report: Owners present were given financial reports for period ending March 31, 2010.

Election of Directors: Number of positions to fill 3, Terms 3-year term.

The terms this year are for Pete, Jeff and Matthew. All 3 members were running again. Pete called for nominations from the floor. There were no nominations. Ilona Weiss made a motion to elect Pete, Jeff and Matthew by acclamation. John Ferguson seconded. All were in favor. The motion carried 4-0. The terms will be for three years ending in 2013. Brandon Babb and John Ferguson both expressed interest in running in 2011.

President's Review: Pete spoke briefly on the following issues:

- Roofs
- Painting
- Wood repairs
- Retention pond

General Discussion:

Weiss/B1145A: Pet waste has picked up in common areas. Pet waste stations are getting filled quickly. Can the HOA install more or pick up more often? Pete agreed. We will ask Sun & Shade to come twice a week.

Ferguson/B1115F: Is the re-plumbing still going to be done on the shut off valves. The Board tabled due to knowing the last 6 buildings have been checked and they have copper piping.

Babb/B1130E: The building looks off balance because of the concrete next to it. Jeff Cajka understood what he was saying, but stated that the situation can not be fixed.

Ferguson/B1115F : whose responsibility are the following: laundry vents, ventilation and insulation? Upstairs owners can install insulation if they want but will need an ACC form and approval from the Board. The vents are the responsibility of the HOA.

Babb/B1130E: Also wants to know about insulation. Need to check into venting attics.

Weiss/B1145A: When will asphalt sealing be done? Many areas in the community need repairs done. The Board is aware of the asphalt issues and will have a better idea after the HOA is provided with the Reserve Study the Board has ordered.

Ferguson/B1115F : Will the funds from plumbing be re-allocated to other capital improvements? There are other areas that need maintenance so money can be moved to other improvements.

Weiss/B1145A: What is the rule for the number of vehicles an owner can have on the property? Pete stated that owners could have up to 3 vehicles. Brenda elaborated more on the new rule.

Babb/B1130E: Who owns the limited driveway area? The owners are responsible to maintain the driveway outside their garages but repair work is the HOA responsibilities.

Varlese/C1410C: Has the Board come up with a solution for cables going over gutters? The Board members are still working on a better solution for the dish cables, nothing has been determined.

Dzilveis/B1115A: The Comcast cable is hanging out of the box on building C1415. Kathleen to contact Comcast about the box.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Brenda Hadenfeldt, Secretary
Minotaur Village Homeowners Association