

# Heritage Place HOA

## Minutes

### October 10, 2018 Board Meeting

Present: Ernest Joas, Craig Wilson, Brock Armstrong, and Sherrie Addante. Also, Michael Kirrane the CenCON representative, along with Karrie Ezell, with AMA.

The meeting was called to order at 5:34 PM.

- There was one homeowner present to discuss an issue, which was discussed in executive session.
- The Communications committee created a presentation for the Board with ideas on improving communication with the homeowners.
- The Board reviewed the August 8, 2018 meeting minutes. Brock Armstrong seconded the motion. The motion passed by a vote of 4 to 0.
- Financials for September 2018 were reviewed and approved as submitted.
- The accounts payables were reviewed, and checks were signed.
- There are no additional events scheduled for the remainder of the year.
- The next edition of the newsletter is scheduled for 12/1/18, deadline 11/20/18.
- There were six ARC requests for approval, all six were approved.
- The grounds committee reported that the backflows have been turned off for the season.
- The CenCON representative was present to report on the previous meeting. The next meeting will be held on October 22, 2018.
- The proposed 2019 Budget was reviewed. Ernest Joas motioned to approve the proposed 2019 budget as submitted, Brock Armstrong seconded the motion. The motion passed by a vote of 4 to 0.
- The Board discussed the new requirement for an Annual Budget Meeting. Per HB 18-1342, all pre-CCIOA communities now must follow the annual budget process. The only exception to the CCIOA budget process is for pre-CCIOA communities where the association's declaration sets a maximum assessment amount or limits the increase in an annual budget to a specific amount and the budget proposed by the board does not exceed such maximum or limit. Therefore, since Heritage Place HOA is a pre-CCIOA community and the Board is not raising the dues over the allowed 3% increase per their Declaration, the meeting will be for discussion purposes only. The meeting is scheduled for November 14, 2018 at 6:30PM.
- **The Board moved to executive session, where delinquent accounts and violations were reviewed.**

- With there being no further business, Ernest Joas motioned to adjourn the meeting. Sherrie Addante seconded the motion. The motion passed by a vote of 4 to 0. The meeting was adjourned at 8:34 PM.

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Approved by the Board of Directors