

**Kettle Creek Homeowners Association, INC.**  
Annual General Membership Meeting Minutes  
January 12, 2010

The Fourth Annual General Membership meeting of the Kettle Creek Homeowners Association was held in the Meeting Room of Colorado Springs Fire Station 19 on January 12, 2010 at 6:30 pm. About 40 persons attended.

Mr. Burns of Z&R Property Management conducted roll call and certification of proxies. A quorum was present. Mr. Plantenberg opened the meeting and entertained a motion to approve the 2008 annual minutes. A motion was made by Mr. Joyal, seconded by Mr. Cather and carried (one "nay" vote).

Mr. Plantenberg presented the President's report outlining four areas of challenges and accomplishments.

- Ownership of common areas was finally settled in 2009. Kettle Creek HOA owns four common areas which we may landscape as we wish, without property tax liabilities. In the process of deeding one parcel to us, the city erred by including a portion of the street, an error which was corrected.
- Parking issues were addressed. Our Covenants had conflicting wordings. Standard language is now in the Covenants, i.e., overnight parking (defined as 2AM to 5AM) is prohibited. The full language is on the HOA website at [http://www.kettlecreekhoa.com/CCR\\_Rules/2010\\_Jan\\_Signed\\_Rules.pdf](http://www.kettlecreekhoa.com/CCR_Rules/2010_Jan_Signed_Rules.pdf)
- Landscaping is on target with our three year plan to fix what we inherited from the developers. During 2009 we put in annuals, bulbs, repaired some damaged sod areas, weeded and fertilized.
- Townes. We are now collecting dues from the Townes at a rate of \$106.00 per year. When other properties in Kettle Creek are built, they will also contribute. Z&R is now the property manager for the Townes as for us.

Mr. Joyal presented the 2009 Treasurer's Report and discussed the proposed 2010 budget. The 2010 budget was passed without amendment. Highlights of the presentation were:

- Despite a 40% increase to water rates in 2009, our HOA managed the water budget closely as we are able to turn the sprinkler's as needed.
- Legal expenses came in slightly under budget.
- Other budget items proved to be business as usual.
- Any 2010 dues that have arrived early are now in CD's earning interest.

#### New Business

During the meeting, three topics were discussed and action items were taken by Z&R to review:

- Issue of insurance coverage for people using our sidewalks.

- Issue of snow removal by the Townes contractor and the piling of that snow at the corner of Looking Glass Way and Rhinestone drive in such a manner as to obscure visibility of oncoming traffic.
- Issue of how deep the snow must become before city ordinance requires its removal from sidewalks.

Election of Officers. Two BOD members saw their 3-year terms end in 2009 (Messrs Plantenburg and Joyal). Four names were put in nomination for the two positions and voted as follows: Mr. D. Joyal, 26 votes; Mr. E. Carlson, 25 votes; Mr. M. Cooke, 10 votes; Mr. C. Linn, 9 votes.

Other: The board and association members present endured many outbursts from Mrs. Springfield relating to old business and other matters not on the agenda or reported on by the President or Treasurer. The outbursts included insulting and inflammatory comments and false accusations directed toward Messrs. Plantenberg, Joyal, and Burns. Several members asked her to allow business to proceed. Mr. Joyal moved to allow Mrs. Springfield five minutes after the agenda items were covered. She agreed to this and the number of outbursts subsided appreciably. Mrs. Springfield was eventually given her time to address the association. She used this opportunity to loudly protest treatment she received as a result of her 2009 dues assessment and subsequent collection actions taken by our property management firm and our legal counsel. She demanded the return of her checks, allegedly kept by the association, while insisting she paid on time and was wrongly assessed penalties. After stating that her check was dated in June of 2009, the association quickly lost interest in hearing anymore about her issues [dues are due in January].

Executive Session: After the conclusion of the General Membership Meeting, the Board Members met in Executive Session to decide who would serve in the various offices. Results: Mr. Carlson (P, 2012); Mr. Scroggs (VP, 2010); Mr. Cather (S, 2011); Mr. Joyal (T, 2012); Mr. McCann (D@L, 2011).

The next HOA BOD meeting will be held at Z&R Property Management, 6015 Lehman Drive, on February 16, 2010, from 3:30PM to 5:00 PM. Seating is limited, reservations recommended.



Mike Cather, HOA Secretary  
Darren Burns, Property Manager

