

Piñon Ranch Homeowner's Association (HOA)
Board of Directors Meeting
November 3, 2005

Attending:

Christine Bauers
Mitzi Higham
Vince Maione
Anne Westbrook
Alan Weyrhrauch

President's Report

Web site: Due to a change in Colorado law, the HOA must have a Web site in operation by January 1, 2006. Al constructed a sample Web site. Vince contacted *i-piece Web Site Design* about creation of a Web site. After reviewing sample Web pages designed by i-piece and their estimate, a motion was put forth to use that company to design and host the Web site. The Web developer recommended the software, Macromedia Contribute, as an easy way for HOA Board members to update the Web site. The requirement to have the Web site may have implications on annual HOA dues, as discussed during the Treasurer's report.

Treasurer's Report

Current Bank Balance: The balance in the account is \$6474.41 as of October 31, 2005. See the Treasurer's Report distributed at the meeting for expenditures since last meeting.

The board discussed the current budget and how the 2006 budget may need to be adjusted. Costs of the Web site development, maintenance, and hosting, and increasing costs of maintenance of the common area are two items that need to be accounted for in next year's budget. A motion was put forth to raise HOA dues \$10 to \$174 per household. The motion passed.

Vice Presidents' Report:

The next task for the Vice President will be to work on the end of year letter. This will be discussed in more detail at the next meeting. Included in the letter will be the status of the 2005 budget and the proposed 2006 budget. The letter will also update residents about common area maintenance contract, 2006 HOA dues, and openings on the HOA Board of Directors.

Christine also let board members know that there had been some incidents of vandalism in the neighborhood. The board decided to post notices on mailboxes so residents would be aware of the situation.