

**Heritage Park
Homeowners Association
August 22nd, 2017
Avon Public Library
5p.m.**

Present: Brent Rimel
Marc Harrison
Jim and Beth Guida
JC Moritz
Shawna Wachter
Carla Guarascio
Paige Shonk
Steve MacDonald

Proxies: Simon to Rimel
Darken to Rimel
Gilden to Moritz
Feldman to Moritz

Management: Steve MacDonald
Hannah Wedeking

- **Call to Order**

Meeting was called to order by Brent Rimel at 5:10 pm.

- **Review of Minutes of last Annual Meeting**

JC made a motion to approve the minutes from last year's annual meeting. Marc seconded the motion, all in favor.

- **Presidents Report**

Brent has walked the property and talked with other owners and people seem to be happy with how the common areas have been maintained. Please remember to email Vail Management with any concerns or items you would like to see the Board address.

- **Review of Financials**

Steve presented the association financials. The budget line items appear to be tracking within budget for the year. The proposed budget for next year is the same for the areas that Heritage Park has been paying to maintain. There is an additional line item in the new budget to take care of the lawn care and related items that were previously handled by Homestead. There is also a line item that has been added to the budget for

shoveling the sidewalk as you enter Heritage Park. These two additional items cost \$9,200/year or an additional \$384/year per owner. Carla moved to approve the financials and the budget for 2018 and the motion was seconded by Brent with unanimous approval.

- **Old Business**

- **Insurance**

- The Heritage Park insurance policy is attached.

- **Website**

- Heritage Park has a website that homeowners can refer to for the association documents.

- **Who to Call**

- Homeowners are urged to email any concerns to Vail Management Company at manager@vailmanagement.com.

- **New Business**

- **Building Update**

- Jim Guida and Steve MacDonald said that lot 14 will be done in December. This home is under contract. Lot 20 is scheduled to start construction later this year. This is the last developer lot in the subdivision. There are two additional vacant lots. One is owned by Jim and the other by Steve, neither have any plans for construction on these lots at this time.

- **Election of Board of Directors**

- The 3 current board members agreed to stay on for an additional year. There were no other owners interested in being on the board. The existing board was re-elected unanimously.

- **Adjournment**

- Meeting adjourned at 6:35PM