

LATIGO UNIT 1 PROPERTY OWNERS ASSOCIATION

MAY 2, 2015

ANNUAL MEETING

1:00 P.M. - President Jim Estes

Called meeting to Order and declared meeting has begun, motion seconded

Board of Directors present

Jim Estes - President, Dennis Zaferis - Vice President, Lawrence Zamponie - Treasurer, Jim Stokes - Board Member, Sandra Cole - Secretary

Welcomed Members and Acknowledged New Members

Establishment of Quorum - Determined sufficient to conduct meeting

Treasurers Report per Lawrence Zamponi

Financial Report (01/01/14-12/31/2014)

Income \$8,400

Expenses

Expense 2014	Amount
Gate Repair	293.33
Bank Fess	36
Notary Fee	14
Lein Filing Fee	26
Sec of State Fee	5
Tax Accountant	75
Reimbursement	124.78
Office Supplies	118.79
Mowing	1050.64
Gate Maintenance	1306.95
Insurance	1660
Pipe Creek Community Center	110
Eutillitie/Electricity for gate	402.77
Weed maintenance	272
	5495.26

Current available Bank Funds

Checking	\$12,024.13
Savings/Road Maintenance fund	\$5,000. 68

Committee Reports

Architectural committee

1. Application form requirements
2. Four new homes have been constructed during 2014

New Business

Proposed Changes to the CCR's

1. Section 3.01(b) Single Family Residential Construction
2. Section 3.01(f) Storage buildings under 200 square feet
3. Section 3.01(g) House plans
4. Section 3.05 Walls, Fences, and Mail Boxes
5. Section 3.12 Animal Husbandry
6. Section 4.01(a) No building or other improvements of any character, **except as**
7. Section 3.05 for fences and Section 3.01 (f)
8. Section 3.21 Driveways
9. Section 4.01(a) No building or other improvements
10. Section 3.05 for fences and Section 3.01 (f) for storage buildings under 200 square feet, shall be erected or placed, or the erection or placing thereof commenced on any Tract.

Other Discussion Topics

1. Safety issue for Emergency services, related to current names on street signs, current Latigo Loop sign is causing confusion, need to change the Latigo Loop sign to Latigo Blvd.
2. Need to have trees at entrance evaluated by a professional tree service due to signs of deterioration.
3. Desire by property owners to eventually Lock the Entrance Gate 24 hours a day. Dennis Zaferis has researched information and contacted a company to find out about purchasing a New Gate controller, that would allow property owners to allow entrance from their cell phones.
5. Safety Blue markers have been installed on roadways near Fire Hydrants
6. Concerns regarding fire potential related property owners who are negligent in keeping their lots free of debris.

New Board of Directors: Secretary and Treasurer Positions

Secretary - Martina Pena	1 year
Treasurer - Clay Haverland	2 years

Open Meeting Discussions

1. Concerns voiced on how to get property owners more involved in decisions related to the Latigo Property Owners Association, regarding lack of property owners attending meetings and/or sending in Proxy votes
2. Lack of response to e-mails
3. Questions regarding the water analysis of the water system, currently the water system is maintained by the Security State Bank

Plan of Action

Members who were unable to attend todays meeting to be contacted to request them to submit the proxy vote.

3:15 Meeting adjourned