

Parker Homestead Homeowner's Association

Annual Homeowner's Meeting Minutes
Tuesday, March 07, 2023, at 5:30 via ZOOM

DATE AND TIME

A meeting of the Parker Homestead Homeowner's Association Board of Directors (referred to hereinafter as the "Board") was held on Tuesday, March 07, 2023, at 5:30 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Community Manager Heidi called the meeting to order at 5:39 PM.

Directors Present: Mark Daugherty, President, Tamara Davis, Secretary, Rick Milburn, Treasurer

Also present from Teleos Management Group was Heidi Brown, Community Manager.
Homeowners – See sign in list

APPROVAL OF DECEMBER 12, 2022, MINUTES

Upon motion by Director Rick, seconded by Director Tamara, upon vote and unanimously carried the December 12, 2022, meeting minutes approved.

ACCEPTANCE OF 4th QTRS 2022, FINANCIALS

Upon motion by Director Rick, seconded by Director Tamara, upon vote and unanimously carried the 4th Qtr Financials for 2022, approved.

OLD BUSINESS - none

NEW BUSINESS

- HOA Guidelines require all homeowners to complete a design request form prior to making any outside changes to their homes.
- Reviewed the 9 CO state required governing docs to include: These documents will also be on the website at www.parkerhomestead.com for homeowners review for 30 days, then signed into effect on April 7, 2023. The two tabled policies will be posted in May and discussed at the June Board meeting.
 1. Procedures for Adoption of Policies, Procedures, Rules, Regulations, or Guideline

2. Alternative Dispute Resolution
 3. Procedures for Collection of Unpaid Assessments
 4. Adopting Procedures for the Conduct of Meetings
 5. Adopting Policies and Procedures Regarding Board Member Conflicts of Interest
 6. Policies and Procedures for Covenant and Rule Enforcement
 7. Policy and Procedures for Inspection and Copying of Association Records
 8. Invest of Reserve Policy – Tabled for further clarification with attorney
 9. Reserve Study Policy – Tabled for further clarification with attorney
- HOA Landscape walk with Bright View will be scheduled for April timeframe
 - Mulch Refresh – will be reviewed during the April walk
 - Mid June Bright View will be walking around looking at Homeowners trees to identify any that need to be replaced or are missing from HOA requirements.
 - Early August the Board would like to have a Community BBQ by the mailboxes
 - The empty lot at the corner of Chambers and Double Angel will be a gas station with a retail store and car wash. More details to come.

OPEN FORUM – Homeowner Questions

OTHER

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was Adjourned at 6:21 PM.

Respectfully submitted,

By: