

PARADISE VILLAS CHRONICLE

November 2009

Board Meeting:

The HOA board met Thursday, Nov. 19 at 1230, Monument Library. President Jamison and member Abshire constituted a quorum. Thirty-four owners were present along with new HOA manager, Mike Clark of Courtney & Courtney management company. Mr. Clark introduced himself and the company by assuring owners the company stressed complete communications which they feel is primary in any relationship.

Clark proceeded to advise on the financial status of the association stating in general terms that income has been \$99,000 ytd with expenses totaling \$87,000 leaving a positive surplus. There is about \$7000 in outstanding assessments and fines, most from prior owners. He pointed out that an audit probably would not be done as part of the transition from Colorado Association Services since there are no “red flags” indicating the need for one but a “review” will be conducted, as this is standard procedure. He also noted that his company believes maintaining the accounts on a cash basis for associations is a better means of accounting than a modified accrual system, therefore they are switching us to a cash system.

Website:

Clark advised that we may access our website through the Courtney & Courtney site (www.courtneyandcourtney.com) by pulling down to the associations link and clicking on “Paradise Villas”. However, our home site is not quite ready but they are working to get it in place by next month.

Front Gate:

Revised software for gate operation is being installed. After the first of the year, owners will be asked to provide their clicker numbers so they can be coordinated with the gate thereby helping improve security.

Assessments:

If you pay by check, please make the check out to “Paradise Villas” just as before. There are no coupons. Mail checks to *Paradise Villas, c/o Courtney and Courtney, 6265 Lehman Dr., Colorado Springs, CO 80918*.

Old Business:

Old business was tabled, however, owners were asked to volunteer for neighborhood watch shifts to relieve others of having to do double and triple duty. Contact Marlene Hawley for more info and to volunteer.

A request was advanced to get the gazebo built.

Stucco work and door refinishing are almost complete or are on schedule.

East side landscaping must wait for grass to mature.

New Business:

A petition from owners was presented to the board requesting a special meeting to exercise the owner’s prerogative of assuming control of the association board in view of the fact that the declarant has been in operation over seven years without any recent sales or construction activity. It was noted that CCOIA (Colorado Common Interest Ownership Act) rules provide for associations to assume control under these circumstances.

It was noted that the petition required 20% of owners to request the meeting and a far greater percentage signed the petition thereby making this a legitimate request. The board acknowledged receipt of the request and advised it will set a date for such a meeting. In later discussion, the tentative time for an annual meeting, and possibly the special meeting, is set for December 21, 2009 at the Monument Library. Official notice will be mailed to each homeowner.

In the discussion about the special meeting, Jamison expressed Vision's position as wanting and needing to stay in control. He noted that there is a means for the declarant to extend involvement with owner approval which he is hopeful can be achieved as constant conflict causes lots of problems. He stated that Vision does not want to fight about it; Vision wants to get to the 75% plateau so they can then turn over the reins in an amicable way. It was pointed out that declarant rights regarding the completion of the project continue even after HOA control is relinquished.

In further discussion, several owners expressed their dissatisfaction with Vision's control of the HOA and Vision's continuing string of broken promises..

Other Issues:

- Another developer: It was asked if Vision had entered into talks with Challenger Homes about assumption of the PV project. Jamison advised that they have had some discussion with them.
- Firing of Colo. Assn. Services: Jamison was asked why he fired T. Stowe. In his answer , he cited there had been actions taken without board approval and issuance of conflicting statements to the extent that some were actually untruths. Although Abshire disagreed, in Vision's mind, these actions were sufficient to warrant dismissal.
- Satellite TV antennas: B.Cameron indicated that in order for him to get HD TV from Direct TV, he will have to install an antenna in his front yard. Another owner advised that the HD Dish TV antenna is lighter and can be mounted on the soffit. The question remains for owners about the desirability of antennas in exposed positions. If you have an opinion, feed it to Bob Abshire. Please remember, all homeowners must first request permission from the HOA board for any satellite installation or location changes before the work is done.

Festival of Lights :

Tour the Gleneagle Golf Course lights December 12 from 5pm to 9pm Cost = \$1.00 each. See the decorations and enjoy the music. Call 488-0900 for more info.