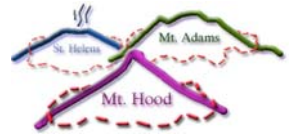


Three Mountains Estates Annual Homeowner Association Meeting



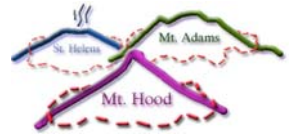
1. 2 min Email Network (addresses confidential and never shared)
 - Please use ThreeMtnEstates@verizon.net
board@threemountainsestates.org to contact Board.

2. 10 min Speed Bumps and Turtles
 - Suggestion to ask officer to watch stop sign on 134th and Alpine for traffic infraction.
 - a. Multiple neighborhood members have had close calls (almost hit) at this intersection because of vehicles cutting the corner
 - Will continue to review traffic situation as additional houses are built in new development East of 133rd.

3. 10 min CC&R Update Process 2:45
 - 1) Step 1: Collect Suggestions
 - Achieve 50% approval during HOA annual meeting
 - OR
 - Petition with > 50% of Three Mountain Estates respondents (HOA Board to route petition prepared by sponsor)
 - 2) Step 2: Neighborhood Vote
 - Official ballot routed by HOA Board by Mail
 - a. 75% Three Mountains Estates members approval required
 - b. No response counted as no
 - 3) File amended CC&R with county (with voting statistics)
 - Step 1: 17 out of 21 lots voted to have Official Ballot to add the updated CC&R amendment process above to the CC&Rs
 - Move to Step 2: Need volunteers to suggest official CC&R update text for Official Ballot, Board to route with any other CC&R updates that make it to the ballot stage.

4. 20 min Discussion of Roofing Material Options
 - Request to add description of Architectural roofing material to CC&R ballot
 - Step 1: Motion to change composite to ≥ 30 from ≥ 40
 - a. 14 of 21 (> 50%) so change will be made
 - Step 1: Motion to add architectural style and sample requirement to board approval duties

Three Mountains Estates Annual Homeowner Association Meeting



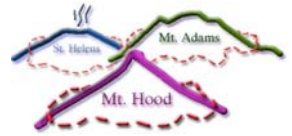
5. 10 min Nomination of Board Members

3:15

Board Member	Current	2008
▪ President	Kevin Hogan	_____
▪ Vice President	Robert Ward	_____
▪ Treasurer	John Casale	John → Guiseppa
▪ Secretary	Mark Schaures	Mark
▪ At Large	Ross Crowley	_____
		Robin
		Robert
		Ross
		Kevin

- Positions will be decided at next HOA Board meeting

Three Mountains Estates Annual Homeowner Association Meeting



- Suggestion that there should be a follow-up meeting to address issues that did not get discussed at this meeting
 - o Board to follow-up / consider
 - o ~ 14 people indicated that they would participate

6. 20 min Post Meeting – Informal Question and Answer Session

- Discussion points:
 - a. Outsourcing HOA responsibilities? (third party billing, collection, compliance, etc.)
 - b. Clarify CC&R maintenance and repair clause?
Article II Section 5...Maintenance of Dwelling and Grounds: Each Owner shall maintain their Lot and improvements in a clean and attractive condition, in good repair and in such fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of mailboxes, roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, properly cultivated and free of rash, weeds and other unsightly materials. The provisions of this section include the area between the property line of any Lot and the nearest curb, including sidewalks and street trees.
 - c. Best way to inform owners of side-walk pruning?
 - d. Garbage cans stored out of sight?
Article II Section 7... All garbage and trash shall be kept in sanitary containers and out of public view.
 - e. Should something be done about dog poop on sidewalks?
 - f. Have another summer block party?
 - g. Neighborhood garage sale vs individual sales?
 - h. Should "Steps to Compliance" be added to CC&Rs?
 - i. Open quarterly meetings? Location? Cost?
 - j. Annual meeting attendance incentive?
 - k. No homeowners' dues for board members?
 - l. Mail Box Painting?
 - m. Tree height