

ESTRELLA VILLAGE MANOR  
HOMEOWNERS ASSOCIATION

ANNUAL MEETING  
TUESDAY JUNE 7, 2005

- Members Present: Mike Savard, Lenore Chase, Paul Hering,  
Brian Moberly, Deana Caryle, Lisa Regalado,  
David Moore, Dwayne Updike, Lorraine Crane
- Present: Jenny Owen, Community Manager, MMS
- Call to Order: The meeting was called to order at 7:00 pm.
- Opening Remarks: Lenore Chase advised the community that no election was  
to be held at this time since the term of offices is for 1 year.
- The new management company was introduced
- Jenny reported that she received records from AAM.  
Mutual having only been on the job for 7 days have not  
been able to go through all records at this point and time.
- Board's wish list for the upcoming year:
- A) Bids for painting the railings
  - B) New landscaping company
  - C) Audit of the financials from AAM
  - D) Compare by-laws to CC&R's
  - E) Limit the number of new rentals
- New Meetings are to be the 4<sup>th</sup> Wednesday of every  
Month at Swift's Jakes Place at 7pm. This is no cost the  
Association.
- Lenore asked for any volunteers for any committee's.
- Any suspicious activity should be reported to  
Crime stoppers.
- Open Forum: Q: Steve Lot 132: How would it affect him if he wanted to?  
buy property in the complex and rent it out.  
A: He would not be able to buy then rent.

Q: What would happen to the property's that are already Rentals.

A: They would be allowed to stay rentals however if the property is sold then it would not be able to remain as a rental.

Q. What has happened to our money? If there is any improper reporting is the association going to take action.

A. Yes. Once the audits have been completed if any improper reporting has been found the association plans to take action against AAM.

Q. Why don't we call the police on AAM.

A. EVM needs to have proof. If we just call the police without proof then EVM can be charged with liable and fraud, etc.

Q. Steve Lot 123 Can the block wall behind his house and others along the Southgate be raised.

A. He needs to contact Regal direct about this. They are in compliance so this is not an association issue.

Q. What about adding wall in the south west corner at Pueblo & 78<sup>th</sup> Lane.

A. This is something the board had asked AAM to get a bid on but at this point and time there is no money in our reserve. So until the audit is complete we are not able to move forward on any projects. It's possible to a special assessment to all homeowners however not sure the homeowners in different areas of the project that do not benefit would approve such assessment:

Jenny from MMS reported that she spoke with Robb from the city on the lift station and that we should be disconnected in about 2-3 weeks. EVM should be charged for construction. However Lisa remembers from the Lift station paperwork that AAM had included already that the construction was addressed. She will be checking into this.

Reported that 5 sprinkler heads were not working on Broadway at 77<sup>th</sup> Ave.

Homeowners need to stop auto pay with AAM then redo with MMS.

Q. Doris Lot 20 Earlie The corner at Wood & 76<sup>th</sup> speed is to fast. What about speed bumps?

A. Price is too high to add. The price is between \$1000.00-\$1500.00 and 50% of the homeowners need to approve.

Adjourn:

Meeting was adjourned at 8:12pm

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Lorraine Crane, Recording Secretary