

**Brooktree Village Homeowners Association**  
Membership Meeting,  
MINUTES  
1-30-12

The membership meeting of the Brooktree Village Homeowners Association was held 5410 Powers Center Point Suite, 100 Colorado Springs, CO . There were 49 members present 45 of which were from Rivers Development.

**Meeting called to order: 5:50 pm**

**Quorum established: 5:51 pm**

**Unfinished Business opened: 5:51 pm**

- Brian Bahr of Rivers Development presented the proposed colors for consideration of the membership
- Brian Bahr proposed costs for adding additional architectural features to the existing units to match future buildings
- Brian Bahr reviewed the sprinkler system and landscaping bids
  - Bids received by HOA prior to Rivers Development lot purchase
  - Bids received by Rivers Development
  - Landscaping repair needs
  - Cost split between Rivers Development and HOA
- Membership discussed the estimates for the construction timeline
- A vote was taken by the membership to allow Rivers Development to assume the rights and responsibilities of the “Declarant” including exception of Rivers Development from paying dues on vacant lots until a certificate of occupancy is issued on a unit. Motion passed unanimously.
- A vote was taken to approve the cost sharing of described common area improvements. The billing of these improvements would be from Rivers Development to the HOA on a net 30 billing and the total billings not to exceed \$65,234. Motion passed unanimously.
- A vote was taken to approve the improvements to the exterior of the existing units to match the future units at a cost not to exceed \$9,700. Motion passed unanimously.

**New business opened: 6:25 pm:**

- The membership reviewed and approved the 2012 budget

**Meeting adjourned: 6:35 pm:**