

CRAWFORD AIRPARK HOMEOWNERS ASSOCIATION
3771 Stearman Lane, Box 16
Crawford, Colorado 81415-0016
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PROPOSED MINUTES OF ANNUAL MEETING
MAY 11, 1996

The annual meeting of the members of CAHOA was called to order by Jim Over, President. Roll call was taken and a quorum was present:

Block One

- Lot 1 - Jim & Carol Over
- Lot 2 - Robert & Georgia Thompson
- Lot 4 - Kevin Beck by proxy (Steve Wimp)
- Lot 5 - Larry & Betty Costa
- Lots 6-7-8-9- Karl & Patrizia Volger
- Lot 10 - Wolfgang Koslowski by proxy (Karl Volger)
- Lot 11 - Mary Hermann

Block Two

- Lots 1 & 2 - Tom Olson by proxy (Steve Wimp)
- Lot 3 - Debra Barrientos/Gary Hale by proxy (Steve Wimp)
- Lot 4 - Steve Wimp
- Lots 5 & 6 - Jeff & Denise Over by proxy (Jim Over)

A question was asked about the by-laws regarding a quorum for CAHOA actions: *CAHOA By-Laws, Section 5. Quorum. Seventy-five percent (12 votes) of the lot owners entitled to vote represented in person or by proxy, shall constitute a quorum at a meeting of CAHOA. If a quorum is present, the affirmative vote of the majority of lot owners represented at the meeting (8 votes) and entitled to vote on the subject matter shall be the act of the association, unless the vote of a greater number is required by the Articles of Incorporation or the laws of the State of Colorado.*

The minutes for May 13, 1995 were approved with note that the meeting date was changed from May 18th to May 11th. Question regarding wording in Covenant #5 was answered. Final copy of covenants as filed is attached.

The financial report for past year and bills for the PUD portion of the Airport Pipeline were submitted. After discussion. Mary moved, Bob seconded that Jim Over & Larry Costa be reimbursed for the expenses ASAP. The total of \$851.32 divided by 16 makes each lot owner responsible for \$53.21. (Mail this to treasurer and **PLEASE** make checks out to B. Costa, CAHOA Treas.) Each lot owner also owes \$5.00 dues for May 11, 1996 - May 10, 1997.

Karl will sign the quit claim deed for the Stearman Lane/Barry Cook property access change at the 99V meeting.

It was moved by Karl, seconded by Bob that Larry Costa be designated as the liaison person for scheduling the delivery of the irrigation water to the PUD.

Karl proposed that we develop a plan for enhancement of the PUD in phases with the first phase to be the installation of pipeline along the north and south sides of Stearman Lane with pipe and stubs to each lot. This pipeline would be covered and the common area between Stearman Lane and the property line (15 ft)

... for easier maintenance. As part of a second phase he suggested a mow
... of concrete. This would not meet the Delta County road requirements. Jim
... the anticipated cost of this phase at \$281.00 per lot. After discussion,
... and Bob seconded - that the CAHOA PUD install the pipeline and cover
... grade as Phase One -after the irrigation water has ceased in October.
... for each lot owner would be capped at \$325.00 to be paid by October 1,
... This was passed with 12 yes votes and 4 nay (proxy votes).

Each lot owner is responsible for keeping the fifteen feet bordering Stearman
Lane landscaped or in a manner to make it easy for weed control and/or mowing of
the common area.

After discussion Jim Over was given approval to discuss with Barry Cook the
possibility of incorporating the CAHOA PUD covenants with any sale of her
property.

After discussion it was decided to table the idea of finishing the area south of
Barry's property for a tie-down area.

Information item: A representative of the gas company will review costs of
bringing natural gas to the PUD at the 99V., Inc. meeting. (FMI contact Lynn
Krebs of KN Energy 1-800-563-0012).

Bob Thompson brought up the covenant revisions he proposed last year as a way to
protect the value of our properties and improve their resale possibilities.
After discussion it was decided that anyone who had a revision proposal could
have the secretary send out a mail ballot, with final action to be taken at the
next annual meeting as notarized signatures are needed for filing any revisions
with the County Clerk. The rationale presented for a single proposal may span
multiple sheets and will be a single ballot issue. Multiple proposals may be
included in a mailing but each issue shall be a separate ballot item.

New officers for the coming year: President, Bob Thompson: Vice President: Mary
Hermann, and Sec/Treasurer: Betty Costa.

The meeting was adjourned at 12:55.

The next annual meeting shall be the second Saturday in May: May 10, 1997.

DUE AS OF MAY 11, 1996:

1996 Dues @ \$5.00 per lot
Airport Pipeline expenses:
\$53.21 per lot

Please make checks out:
B. Costa, CAHOA Treas.
THANK YOU

PLUGGERS

Jeff MacNelly



The plugger backhoe.

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