Franklin HOA Annual Meeting
March 7, 2004

Present: Mike Epple (President), Kirk Samsel (Vice-President), Michele Hendrickson (Secretary), Reed Masten, Amanda Tessar, David Nemovitz, and Rachelle Yandell.
*Cathy Kuykendall, Danielle Driggers, David Jasper and Dan Feehan by proxy.

Mike Epple (HOA President) called the meeting to order at 7:10 p.m.

A quorum was established by the bylaws. (33% of homeowners constitute a quorum.)

Secretary
Michele asked if there were any questions regarding the 2003 annual meeting minutes. There were none, and the minutes were passed.

President's Report
Mike reviewed the many accomplishments made by the board and the homeowners. Some of the accomplishments include: Completion of the south-side landscaping project, completion of the rules and regulation books, trees trimmed and sprayed, new management company hired as well as new insurance agent and landscaping company retained. The gutters were cleaned and our HOA was brought into compliance with the SOS office. Several other activities brought our community closer such as the HOA garage sale and the neighborhood block party.
Mike thanked all the homeowners and board members for making this a successful, as well as, a fun year.

Financial Report
Kirk reviewed the 2004 budget in Stefan's absence as he recently moved.
Kirk reviewed the 2003 budget and discussed any changes for this year:
-The HOA dues will remain at $175.
-Our insurance rate was the only significant increase from 2003 to 2004. The reason for the increase was due to having been underinsured in the past. Amanda has volunteered to research this issue further by checking other insurance companies to compare rates. The resolution will be discussed and voted on by our next HOA meeting.
-The 2004 budget was approved with the idea of looking at additional insurance quotes.

Election of Directors
Kirk Samsel was voted to remain as Vice-President. David Nemovitz was newly elected in the Treasurer's position. Thanks to them both for filling these positions.

Homeowner Forum
-The satellite liability issue was brought up for discussion. The HOA Board has decided to hire an attorney to review our current rules on this issue and re-write any necessary regulations/rules.

-Rachelle raised a question regarding gas lines on the balcony. She would like to run a line to her grill. Rachelle is willing to research what this would entail, and get back to the board with the details.
-Kirk thanked Reed for continuing to change the lights over our garages.
-Mike thanked Kirk for all of his electrical work on the parking lot lights out back.
-Those present all welcomed Rachelle to our community. She is the new owner of #1605.
-Kirk and Michele thanked Mike for all of her time and energy she puts into her position. The homeowners present agreed that she has done an outstanding job, and are happy she has another year to go!
-An updated contact list will be compiled in the near future. If any of your information has changed—e-mail address, home phone or cell phone numbers—please e-mail the changes to Michele at richhendrickson@msn.com, or call her at 303-832-7683.

Adjournment
Mike called the meeting to a close at 8:15 p.m.