

RECORD OF PROCEEDINGS
Pitkin Green Homeowners Association

Held: 3:00 p.m. at the General Service Foundation, located at: 557 N. Mill Street Aspen, Colorado 81611.

Call to Order The meeting of the Board of Directors of the Pitkin Green Homeowners Association in the County of Pitkin, State of Colorado, was called to order by President Harrison Augur at 3:00 am with the following persons present:

Harrison Augur, President
Robert Musser, Treasurer/Vice-President
Fred Davies, Director
Gary Beach, HOA Manager

Approval of Agenda: Dir. Augur declared a quorum was present. Dir. Musser moved, and Dir. Davies seconded, to approve the agenda as presented. Being no further discussion, the motion was approved unanimously by voice vote.

Approval of
February 24, 2010
Meeting Minutes:

A motion was made by Dir. Musser and seconded by Dir. Augur to approve the February 24, 2010, meeting minutes with the correction of the spelling of Dir. Augur's name. The motion was approved unanimously by voice vote.

Augur Roof
Approval:

Dir. Davies introduced a discussion of Harrison Augur's request to replace his existing roof with a new metal roof. A letter was sent out to all adjacent homeowners and samples of the roof material were made available in the manager's office for a period of two weeks. During the review period there were no objections filed by any contiguous landowner and on June 10, 2010 the Board discussed approval of the roof to allow Augur to move forward with the replacement roof.

Motion: Dir. Davies moved and Dir. Musser seconded a motion to ratify the June 10th decision by the Board to approve the replacement roof material for the Augur residence. By unanimous voice vote the motion was passed.

Kaye Agreement: Dir. Davies introduced a discussion of the Board approved Kaye Agreement. The agreement was patterned after the Nesselin and Snadon agreements wherein the Kayes agreed that they would not use water from the Pitkin Green HOA water system to fill their swimming pool at 1151 Willoughby Way. It was confirmed by Dir. Davies that the new owner of the Kaye property had concurrently agreed to be bound by the agreement. An additional condition of the agreement was that Kayes would post a

\$5,000 deposit with the HOA for reimbursement of up to that amount in legal, consulting and other HOA costs associated with the agreement and the inspection of the property to ensure compliance. The pool is required to be filled by the well permitted for 1151 Willoughby Way.

The Board discussed the need to ensure that there is no cross-connection to the District's system and that the well can be used to fill the pool without any augmentation from the Association's system. Mr. Beach informed the board that it is well within their authority to require a back-flow prevention device to ensure that no well water from the subject property is allowed to commingle with the Association provided water supply. The Board directed Mr. Beach to get the identity of the new owner and to send a letter to the owner requesting that the owner provide the Association with a sketch or schematic of the 1151 Willoughby Way water system, and if no cross-connection control device is in place to require that one be installed in order to comply with state water quality standards and Pitkin Green rules.

The Board encouraged the manager to continue on with the survey of water users and water uses within the Association.

Motion: Dir. Musser moved to ratify the prior approval of the Kaye Contract by the Board, the motion was seconded by Dir. Davies and passed unanimously.

General Discussion: The Board held a general discussion of numerous issues, including monthly meter reading results, water use per annum, status of the water system repairs, capital reserves, capital projects, the scheduling of the 2010 annual member meeting, Board seats up for election, as well as a discussion of the potential for modifying the way water is billed by the Association. Mr. Beach provided the Board with several suggested alternatives and the Board asked that he bring some recommendations to a future meeting.

Motion: As motion was made by Dir. Augur to hold the meeting on Saturday, July 31, 2010, at 9:00 a.m. at a place to be selected by the manager in order to provide adequate room for all members. Mr. Beach will ensure that adequate notice of the meeting will be provided.

Salvation Ditch Agreement

The Board discussed the latest counter-offer by the Salvation Ditch Company to the final offer made by Pitkin Green. The Board believes the offer made by Pitkin Green was fair and was not inclined to accept the counter-offer made by the Ditch Company. Dir. Davies will advise Tom Moore of the Association's position and if it is rejected the Board will cease further negotiations and will spend no more funds on this matter.

Adjournment: Given there was no further business to discuss, the meeting was adjourned at 4:05 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referred meeting, and were approved by the Board of Directors of the Pitkin Green Homeowners Association.

Gary L. Beach, Manager
Pitkin Green Homeowners Association

Seal:

Date of Approval