

**Little Norway Property Owners Association  
2015 Annual Meeting  
November 18, 2015  
Via Teleconference 6:30pm MST**

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**Members Present representing 10 properties:**

Paul Esposito  
Steve Blechschmidt  
Dean Ebner  
Tom Bobowski  
Ron McLamb  
Roy Johnson

There were also 14 additional owners represented by proxy.

**Welcome and Call to Order**

The meeting was called to order by Steve Blechschmidt, President at 6:35. Attendees were welcomed and the meeting was turned over to Paul Esposito as Secretary.

**Notice of Meeting/Quorum**

The Secretary confirmed that there was adequate notice of the annual meeting with all owners receiving written notice, and that the properties represented on the call and via proxy represented a quorum.

**Approval of Minutes**

Because the minutes of the prior annual meeting have been posted online for months, a motion was approved to waive the reading of the minutes of the September 2014 annual meeting. A motion was made and seconded for the minutes to be approved, and the motion was accepted unanimously.

**Treasurer's Report**

Paul Esposito, Treasurer reviewed the financial statements for the last two years which were distributed with the meeting notice. Mr. Esposito reminded owners that the POA is on a calendar year reporting basis to the IRS. The due date for assessments for 2016 is November 30, and to-date, about 44% of owners have paid, which is not yet reflected in statements distributed with the notice of meeting, with a current cash balance of approximately \$5,650. Mr. Esposito indicated that all reserve funds representing unspent annual dues from 2013-2014 has been moved to a separate reserve account, and reminded owners that a Board resolution would be necessary to move any reserve funds back to the operating account.

**Finance/Budget**

A proposed budget for fiscal year 2015 was also distributed with the annual meeting notices. There was no discussion on the budget.

**Election of Board Members**

Upon motion duly made and seconded, the following Board members were unanimously approved by the membership, and the members will serve for a term of two years or until successors have been duly nominated and elected:

- Paul Esposito
- Dean Ebner
- David Blankman

These members will join Steve Blechschmidt and Tom Bobowski on the Board. This fills the board seat that was vacant, and it was confirmed that the three newly elected members will fill two year terms ending at the annual meeting in 2017.

## **Other Business**

Several topics were discussed by the group, including:

- The draft of the Bylaws previously distributed to all owners was presented for approval by the membership, and passed unanimously by all members who returned their voting forms. Mr. Esposito indicated that he would record our POA Bylaws with the Costilla County Clerk and Recorder.
- For the proposed covenants changes, Mr. Esposito indicated that only 33% of the owners have returned their voting forms, with a 67% affirmative vote required to make covenant changes. If we do not get 67% of owners' approval, no changes will be made. Mr. Esposito indicated that it is not too late to vote, and hopefully owners will vote when they send in their dues payments prior to the November 30 due date.
- Mr. Esposito indicated that we had 70% of owners who were current on dues, and – as previously communicated - that we had assessed late charges to non-paying owners. The POA's recourse for the future is to put a lien on the property of non-paying owners, although the Board prefers that owners make the required dues payments as required by the covenants and therefore avoid this unwelcome step.
- Steve Blechschmidt indicated that he had attended a county commissioner meeting, at which he met members of another Costilla County POA. They indicated that there are forms for covenants violations which can be officially submitted to the county for enforcement. Owners indicated that our POA would hope to never reach that stage.
- An owner indicated that – although there are maps on Costilla County website that show property lines – the recorded plats and actual stakes always take priority, as online overlays of maps for Little Norway are not accurate.
- The group discussed the lack of involvement from owners, both in attendance and in voting. The owners agreed the Board should continue to “take a path of least resistance” with minimal spending and minimal enforcement while we build cash reserves for the future. We will keep a low profile for the POA with minimal dues, and we want to have a structure in place for “if and when” strategic issues arise.
- Mr. Blechschmidt reminded owners that the Board met with Mr. Melby as developer this past summer who confirmed that the Melby's plan a long-term involvement with Melby Ranch, which will include maintaining the water systems, that at some point they plan to charge for water usage, and also at some point they will stop maintaining the roads.

## **Adjournment**

Being no further business, the meeting was adjourned by the President at approximately 7:10pm.

Respectfully Submitted,

Paul Esposito  
Secretary, Little Norway Property Owners Association