

**Little Norway Property Owners Association
Annual Meeting
September 28, 2013
Location: Denver Public Library, Denver, CO**

Owners Present representing 8 properties:

Roy Johnson
Howard Green
Thomas Bobowski
Rennaye Johnson
Aona Johnson
Paul Esposito
Dean Ebner
Lorraine Ebner

Proxies: There were 15 additional properties represented by proxy.

Welcome and Call to Order

Roy Johnson, Board President, called the meeting to order at 12:30pm and welcomed the attendees.

Notice of Meeting/Quorum

The President confirmed that there was adequate notice of the annual meeting, and that the properties represented in person and by proxy represented a quorum.

Approval of Minutes

The minutes of the last meeting were read. A motion was made and seconded for the minutes to be approved, and the motion was accepted unanimously.

President's Report

The President discussed the progress of the POA over the past year. The group discussed the agreement by the Board at a June meeting date to add two new owners to the Board to bring the total to five, with the two new board positions serving two-year terms, and election dates staggered from the other three board seats.

Treasurer's Report

Tom Bobowski, Treasurer discussed the finances of the POA. Approximately 68% of owners paid their dues in 2013. A listing of expenditures was distributed, but no financial statements or summaries were prepared. The group discussed the importance of developing easily-read financial statements for the future.

Finance/Budget

The President reported that he had distributed to the owners a budget for 2013-2014, and that there were not sufficient owners represented to veto his budget. A lengthy discussion ensued about the importance of developing a reasonable budget as approved by the Board prior to making any dues assessments. Although the President insisted that the POA had an approved budget for the coming fiscal year, the majority agreed that a recommendation for the final budget and dues would be made to the Board by the new Treasurer.

Election of Board Members

Upon motion duly made and seconded, the following new 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

Vice-President's Report

The Vice-President discussed the need for certain projects to be completed, and suggested the development of certain committees made up of property owners to complete needed tasks. The following committees were established:

- CC&R Committee – Rennaye Johnson, Aona Johnson and Gregory Van Dorp (who was not in attendance but had indicated his desire to serve on a committee).
- Finance/Budget Committee – Paul Esposito, Roy Johnson, Rennaye Johnson, Tom Bobowski.
- Long-Range Planning Committee – infrastructure, roads, water systems – Committee to be determined.

Other Business

Several topics were discussed by the group, including:

- the lack of responsiveness of the Board, and the importance of responding to owner inquiries;
- concerns that an owner who had not paid his dues was being appointed to the Board of Directors;
- concerns about the status of the water system in Little Norway;
- Mr. Johnson indicated that he would resign his position as President of the POA at the end of the meeting.

At this time, no actions were taken by the members regarding any of these issues.

Adjournment

Being no further business, the meeting was adjourned by the President at approximately 3:35pm.

Respectfully Submitted,

Thomas Bobowski
Secretary, Little Norway Property Owners Association