

**Minutes of the Little Norway Property Owner's Association Meeting
29 September, 10:00 am.-12:00 pm.**

Call to Order: The first general meeting of the Little Norway Property Owner's Association (POA) meeting, Phase I and Phase II was held at the Fairfield Inn and Suites, 6851 Tower Road, Denver, Colorado 80249, on September 29, 2012. The meeting convened at 10:00 am. Roy Johnson (property owner) coordinated the meeting and started the discussion. Reniese Johnson (property owner) took the meeting minutes.

Property Owners in Attendance or represented by Proxies:

Phase I- Lots 1, 2, 3, 4, 7, 10, 11, 13, 14, 15, 20, 24, 28, 29, 31, 32, & 33

Phase II-Lots 77, 78, 79, 80, 81, 85, & 91

Property Owners not in attendance nor represented by proxy

Phase I - Lots 5, 6, 8, 9, 12, 16, 17, 18, 19, 21, 22, 23, 25, 26, 27, 30, 34, 35, 36, 37 & 38

Phase II - Lots 70, 71, 72, 73, 74, 75, 76, 82, 83, 84, 86, 87, 88, 89, 90, 92, 93 & 94

Agenda: The following agenda was sent to all property owners for the meeting on 17 August, 2012:

0900 am Conference room open.

10:00 am-10:50

A. Introductions.

B. Discuss, Association & Little Norway

10:50--11:00

Election of Directors

11:00 am- 11:15 Break- while Directors, Elect officers

11:15 am- 12:00 noon

A. If available, the Declarant will deliver to the Executive Board all property of the unit owners and the Association IAW Colorado Real Estate Manual, Chapter 4.

B. Directors meet with owners

12:00 at noon promptly, the meeting ends. Conference Room must be vacated.

Approval of minutes: Since this was the first general meeting of the Little Norway POA there were no minutes to approve.

Officers' reports: Since this was the first general meeting of the Little Norway POA there were no officer's.

Board and committee reports: Since this was the first general meeting of the Little Norway POA there were no board or committee reports.

Unfinished business: Since this was the first general meeting of the Little Norway POA there was no unfinished business.

-----NEW BUSINESS-----

Introductions: Property owner's in attendance introduced themselves to each other prior to the discussions. The group held off on the formal introductions as they were waiting for another out of town property owner (Mr. Bobowski) to arrive.

Discussion: (Mr. Roy Johnson) all attendees were made aware that the meeting was being recorded. Also, this would be the first minutes of the Little Norway Property Owners' Association (LNPOA). In a Declarant email dated April 16, 2011 "we have never had a meeting, and do not have any bylaws or minutes." Therefore, I assume that as of this day, there have been no meetings, or meeting records accomplished previously. Property owner, Melby Ranch Properties LLC, (Lots 19, 70, 71, 72 73 &74) employer of Declarant Evan L Melby Inc. received notifications of this meeting as well.

(Mr. Thomas Boboski) stated that there are more e-mails coming in through the e-mail discussion group about whether to continue with the association meeting.

(Mr. Roy Johnson) Colorado statutes define what Associations are and should be. All Colorado statutes/laws are available on the internet. I received three (3) Discussion Group emails this morning from (ESPOSITO PAUL & SHARON B(32) , TRAINOR WILLIAM GERARD & MONICA S(28), MONTAGNO LARRY R & CONNIE F(22) assigning proxy to Mr. Thomas Bobowski.

(Mr. Roy Johnson) there has been an ongoing debates on whether the LNPOA should exist and who should have control of it. This meeting is not to determine whether to have a LNPOA or not. The LNPOA already exists. Per Colorado Statutes, the Declarant had control over the LNPOA and had the ability to appoint or remove officers of the executive board of the LNPOA. When we property owners signed our contracts, we agreed that we would manage all common areas once the Declarant sold 75% of the lots in Phase I and Phase II. According to county records, The Declarant should have turned over control of the already existing LNPOA, to the owners in 2004. Today's meeting was to elect a Board of Directors for the existing LNPOA.

(Dr. Howard Green) asked; if this was an appropriate time to discuss the water issue. Information was sent to all property owners regarding the issue.

How often the drinking water is tested and if the test results are shared with the users? Although the Declarant said the water was safe, there seem to be issues that still needed to be addressed.

(Mr. Roy Johnson) This is probably not the best time to address the issue and would be better served after the association issue is put to rest.

(Dr. Howard Green) "What power does the POA have to force the water issue to ensure the water is certified and in accordance with statutes?" The county needs to listen more if the POA is persistent and pushes the issue. How can property owners make the state and county obligated? Property owners should remember there is power in numbers and if they work together things can get accomplished.

(Mr. Rennaye Johnson) If deemed necessary, another option is to have the POA pay for our own

water tests.

There were concerns about whether home owners associations are corrupt or not. Salaried managers have been known to set their own salaries.

(Mr. Roy Johnson) Colorado is looking into regulating property association managers. There are no salaries authorized for directors. Directors hire the association managers if desired...

Other concerns included,

“What are property owners getting out of a POA?”, “What are costs associated with POAs?”
By-laws need to be written to address these issues.

The LNPOA has an obligation to look into the actual costs of maintaining roads, insurance, etc.

Can all of Little Norway be combined creating one POA?

(Mr. Roy Johnson) Little Norway phases 1, 2, 3, &4 consist of 137 parcels. Our covenants covers phase I lots 1-38 and phase II lots 70-94. The lot numbers for phases I & II do not run sequentially. Phases III and IV are governed by their own individual covenants. The question was asked “Can the four phases be incorporated into one POA?” Since phases III and IV have their own protective covenants, the POAs would need to come to an agreement and (1) get approval from the property owners of each phase to consolidate. I believe that IV is still controlled by the Declarant. Because the 75% sales ratio has not been reached.

What would happen if something happened to the Declarant? Who would obtain ownership? Would POA be offered rites to buy water system? What would happen with electricity? Does the County have funds in Escrow as required by law? Concerns arose about wells. Is it a fact that: as long as there is a public water system you cannot put a well in?

Break 11:20-11:40

(Mr. Thomas Boboski) Is the passing of the directorship passive or active? Since the ownership of the LNPOA should have been passed over to the property owners in 2004, all documentation in regards to the LNPOA need to actively be passed on to any newly appointed directors?

(Mr. Roy Johnson) Must actively be passed on to any newly appointed directors?

(Mr. John Hanks) That would be a function of the newly elected Board; to encourage the Declarant to actively relinquish “Declarant Control” IAW Colorado Statutes.

Election of Board of Directors: Howard Green, Thomas Bobowski, and Roy Johnson expressed an interest in serving as LNPOA Board of Directors. A motion was made to elect them as directors. It was clarified that this was not a vote to vote on having a POA or not, since it already exists. This was a vote to elect directors to the existing Little Norway Property Owners' Association (a Colorado Non-Profit Corporation), dated June 15, 1999. The motion

carried, there was one abstention. (Mr. Don Ebner)

The elected directors agreed to meet immediately following this meeting, for the purpose of electing officers positions within the Board.

The property owners in attendance thanked Roy Johnson for setting up the meeting and helping to move issues forward with the LNPOA.

Adjournment: The meeting was adjourned at 12:10 pm.

Reniese Johnson
Recorder/Property Owner
Little Norway Property Owner's Association
Date of approval October 5, 2012

Roy L Johnson
Little Norway Discussion Group Coordinator/Property Owner

Date of approval October 5, 2012

1 Attachment: "Sign-In Roster, 09/29/2012"