

Lyons Park Homeowners Association

Board meeting

July 21, 2009

In attendance: Sheryl Pierson, Shanon Darrow, Steve Marque, Jan Goehner, and Carlette Lowell-Moore.

Carlette explained the past due accounts and what actions have been done on those accounts. It was agreed to go forward with lien procedures on three account holders. Letters and phone calls were to be made to other account holders to make arrangements for payments.

Carlette said that Aaron Goforth is the attorney for the HOA. His charges range from \$90 to \$250 per hour depending on who is doing the work for us. Lyons Park HOA is considered the client. Any court proceedings will be in Adams County as requested by the attorney.

The second item for the board discussion was new management for Lyons Park HOA. Carlette Lowell-Moore will be leaving Rockwood Property management to start her own management company. It will be Vesta*Premier Management Company. Greenstone is getting out of the HOA management business. Carlette told of her work and school background. She explained how she planned to manage various HOAs as her clients. She plans to eventually have Tom and Katherine work for her. They are currently working for Rockwood. As the new manager, Carlette will take over the day to day management August 1, 2009 and obtain the accounting records as of September 1, 2009. The billing schedule will be the same as it is now. Carlette stated the weekly Park inspection will continue.

Carlette left so the board members could discuss the change in management. The members present discussed this issue. Members came to a consensus. The board agreed to have Carlette manage the HOA through December. A decision will be made at the end of the year if the Board renews a contract with Carlette or seek out another management company. Sheryl will contact Chad to get his input to the events from the board meeting.

The next board meeting is September 8, 2009 at Jan's house.

Addendum: Sheryl contacted Chad. He agreed with the proposed liens and temporary contract with Carlette. The HOA board will hire Vesta* Premier Management for the next 6 months. The Board authorized for Jennifer Frank's name to be removed from the banking account signature and add Carlette Lowell-Moore's name.

Recorded by: Jan Goehner (Treasurer, on behalf of the Secretary)

Approved by Board on August 7, 2009:

Signature on File

Sheryl Pierson, President

Cont'd Board Meeting Minutes, July 21, 2009

Addition:

The board approves the removal of all signers on Lyons Park Homeowners Associations Bank accounts numbered below and have Carlette Lowell-Moore with Vesta* Premier Management added as signer on both accounts:

1XXXXXXX0 Checking
2XXXXXXX1 Savings

Approved this day, September 8, 2009:

Signature on File

Sheryl Pierson, President