

4. Tony will meet with homeowner Kelly Parsons to discuss the following issues as she works in the legal field.
 - A. The holding ponds and the storm run-off drainage fee/tax.
 - B. To review the covenants and by-laws and how to update covenants and by-laws.
5. Tony asked homeowners if they see any holes in the streets in Wolf Park, to please contact him and he will report the holes to the city.

Open discussion:

1. Snow removal – if homeowner has a problem they should call the city.
2. A property owner asked if she could have a variance regarding the dogs. She would like to have 3 and currently has 2. Tony read the covenant pertaining to dogs, #313, and explained this would have to be voted upon the homeowners and would have to wait until a review of the covenants and by-laws.
3. Dave Ackerman acknowledged a job well done by Tony Martino.
4. Roger Parsons volunteered to help review/update covenants and by-laws.
5. Weeds and trash were a major topic.
6. Tony introduced Bob Simonton as new member of approving authority.

Voting:

1. 42 people were in attendance of accounted for 25 votes.
2. Merle Runck withdrew his name as treasurer and was replaced with the name of Frank Nozell.
3. The 2007-2008 board will be:

Tony Martino	President
Dave Ackerman	Vice President
Frank Nozell	Treasurer
Nancy Willauer	Secretary
Darwin Darzell	Member at Large
Roger Parsons	Member at Large

Wolf Park Homeowner's Association Board Meeting

April 26, 2007

President Tony Martino called the April 26, 2007 meeting of the Wolf Park Homeowner's Association to order at 6:30 p.m., at Shepard Hills Lutheran Church, 801 N. Sheridan Ave, Cañon City, CO.

Present:

Tony Martino, President
Dave Ackerman, Vice President
Merle Runck, Treasurer
Roger Parsons
Jim Rife

Tony Martino welcomed everyone who came to the meeting.

Review by President Tony Martino of past year:

1. Brief review of the clean up of the holding ponds and thanked those who helped.
2. New entrance signed on Fenris and why a sign could not be put at the south entrance because placement would be on private property.

Treasury report by Merle Runch:

1. Balance on hand in checking account: \$3,897.00
2. Balance on hand in reserve/savings account: \$5,035.66
3. Total in both accounts: \$8,932.66
4. There are no outstanding bills.
5. The cost of finishing the riprap to the drainage behind 255 and 269 Savage Loop is undetermined at this time. A bid will be pursued.
6. Currently two property owners have not paid homeowners dues of \$60. They are vacant lot on Savage Loop (James Hughes) and 130 Shiloh Drive (Lisa Solomon). Tony made mention these homeowners have been notified of past due monies and they are being charged 12% per year.

New business presented by Tony Martino:

1. Tony read a letter received from Cañon City council regarding the city taking over cleaning of the holding ponds. The council stated in their letter that it is the responsibility of Wolf Park homeowners to maintain the two holding ponds that are located in Wolf Park.
2. The letter from the city is attached.
3. A discussion of reducing the homeowner's dues from \$60. per year to \$50. per year was held. After discussing the issue, it was determined to keep the dues at \$60 for the year 2007-2008.