

## **MEETING REPORT**

### **Board of Directors Meeting**

Community: **Hampstead at Lowry HOA**

Date of Meeting: October 11, 2021

Place of Meeting: Video Conference Meeting

Attendance: **Board of Directors:**

Rick Schwartz	President
Stan Ginsburg	Vice President
Penny Rice	Secretary
Harry Grabarz	Treasurer
Steve Foster	Director - absent

**Others Attending:**

Jim Feldewerth	Homeowner
Rich & Diana Heinemeyer	Homeowners
Sally Kurtzman	Homeowner
Ron Kahn	Manager
Phyllis Vajda	Recording Secretary

**Date of Report:** October 14, 2021

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**Call to Order & Roll Call** (3 of 5 Directors must be present)

Meeting was called to order by Rick Schwartz at 4:31 PM with 4 Board members present.

#### **Approval of Meeting Agenda**

**Motion** was made, duly seconded, and unanimously passed to approve the Meeting Agenda.

#### **Approval of Minutes from July 12, 2021 Board Meeting**

**Motion** was made, duly seconded, and unanimously passed to approve the Minutes from the July 12, 2021 Board Meeting.

#### **Review of 2021 Year-to-Date Financials**

Harry Grabarz pointed out that reserves increased \$109,000 to \$114,000, short of expectations. Additional expenses included sprinkler repairs, completion of signs in cul de parc north, ash tree injections, and replacement of 2 trees on Uinta.

#### **Old Business**

##### **a) Ash Tree Program**

- Treatment completed by American Arbor Care of 20 common area trees and any trees homeowners asked to be included, at their expense.
- Cost is approximately \$120-\$130/tree.
- Will be done every other year.

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**b) Maple & Oak Treatments**

- New treatment, Arbor Jet, for chlorosis, yellowing of leaf tissue, will be tested on 6 trees (3 on 5th & 3 on Ulster Way) when dormant, late October/early November.
- Will evaluate results of treatment in Spring. If better than Mauget treatment, will report findings and expand treatment next year, then done every few years.

**New Business**

**a) Snow Contract**

- In the past, landscape and snow removal were done by same company, but with Arrowhead's labor issues, we have decided to change the snow removal contract to Keesen, effective immediately.

**b) Landscape Contract**

- Arrowhead will continue through March 2022, but investigating other companies.
- American Arbor Care declined; Sav-A-Tree is expensive.
- Need contract in place by March 31st.

**c) Alley Grasses**

- Alley grasses are currently maintained by the HOA.
- If homeowner wants to make changes, must go through the Design Review Committee (DRC) for approval.

**Motion** was made, duly seconded and unanimously past to have HOA maintain grasses with the homeowner responsible for replacement.

- d)** Post on gate needs to be straightened at north end of west cul de parc. Ron Kahn will look at it.

**e) 2022 Budget**

- Landscape expenses for 2022 are estimated at \$43,000 from \$38,500.
- 2022 needs to help build reserves. Reserve study recommends \$200,000, but a reasonable amount is 75% of recommendation, \$150,000. We should be between \$120,000 to 125,000 by year-end depending on expenses incurred.
- Recommend a conservative approach to cover expenses and increase Reserves, year-end 2022, with a \$25.00/month dues increase.

**Motion** was made, duly seconded and unanimously passed to approve the 2022 budget.

**Annual Meeting:** Monday, 6:00PM, December 6.


**Adjournment**

**Motion** was made, duly seconded, and unanimously passed to adjourn the meeting.

**END OF MEETING REPORT**

Submitted for Approval:

  
 SECRETARY

  
 DATE