

STANTON HILL HOMEOWNERS' ASSOCIATION MEETING
TUESDAY, November 13, 2018
LINKS RECREATION CENTER
OFFICIAL MEETING MINUTES

CALL TO ORDER AND ATTENDANCE: HOA Board President Steve Abraham called the meeting to order at 6:37 PM and a quorum of 13 homes was established. Forrest Scruggs of Realty One, our property manager, was not in attendance.

MINUTES: A motion to approve the minutes from the May 2018 HOA meeting was made by Ru Ciel and seconded by Craig Braun. The minutes were approved as presented.

FINANCIAL REPORT: Marc Reece presented a recap of the 2018 budget to date. The HOA was projected to have a net income of \$366 dollars for the year after meeting the 10% (\$2,000) reserves requirement. It was noted that based on approved reserves spending on fence repairs, the total impact on reserves was expected to be approximately \$1,300 for the year.

The 2019 budget was presented. Changes in the year over year budget were discussed as follows. Landscaping budget was increased from \$3,750 to \$4,000 to account for cost increases after two years of remaining flat. Property insurance was increased from \$1,840 to \$2,500 to account for premium increases. The remainder of the budget remained relatively intact with the increases for landscaping and property insurance being deducted from the discretionary spending budget. The statutorily required reserves amount was budgeted for. A motion to approve the 2019 budget was made by Rick Dannelly and seconded by Tom Redfield. The motion was passed as presented.

HOA Business:

1. **Board Composition:** Steve Abraham brought up the composition of the Board (currently two members) again after previously bringing it up in the May 2018 meeting. The general discussion focused on the potential need to spread the workload among more members and also ensuring that all votes would include an odd amount of board members to prevent ties. No attendees volunteered to join.
2. **HOA Management Services:** Steve Abraham brought up the recent break in at the HOA property manager offices. All members were encouraged to check accounts, change account information if they had any checks stolen, and look into third-party ID-theft protection.

Grounds and Maintenance:

1. **Fence Repair:** Marc Reece walked through the fence repair costs and work plan. Repairs are set to commence on 11/26/18. Marc noted that the scope of work

included 21 broken posts and assorted loose boards. It was also noted that expected costs totaled \$3,290, which came in below the \$3,500 budget allocation. Future fence repairs were discussed and will tentatively focus on repairing posts again if any, and more cosmetic issues such as stain and additional loose boards.

2. **Lawn Edging:** Marc Reece shared rolled top edging for the common area would cost roughly \$5/ft. It was also noted that the current landscaping company informed the HOA that it could try to drive down the edging on a regular basis to make it more safe and seamless in the area. No action was taken on the information.
3. **Tree Protection:** Ru Ciel shared that she received a \$1,500 quote to construct protective rock rings around the common area trees. No action was taken on the information, but it was noted that this cost does not fit into the current budget and that a collective effort among homeowners may be a better approach.

OPEN FORUM:

4. **Tree Treatment:** All participants engaged in a discussion on whether or not to pursue ongoing ash tree treatment in the common area. Ru Ciel walked through Save A Tree's proposal to treat the common area ash trees at a cost of \$45 per tree as well as treat the other common area trees. The group was reminded of cost estimates for new trees (\$700-900) as was discussed in the May 2018 meeting. Chuck Fabio did cite an article showing that no ash boar infestations had occurred in Jefferson County to date despite issues in Denver. No further action was taken on the issue and a decision on spending was pushed to the Spring 2019 meeting.
5. **Tree Removal:** Ru Ciel shared that she obtained a quote of \$600 to remove the dead pear from the common area. Multiple attendees noted that the quote seemed high for one tree. Given that winter is essentially here and that the dead tree posed no visible impediment, the issue will be revisited during the Spring 2019 meeting.
6. **Tree Trimming:** Katherine Madden brought up that common area and property-front trees will likely need trimming in 2019, similar to the efforts made by the HOA in 2016. The issue was not voted on and will be reconsidered as part of the discretionary budget in the Spring 2019 meeting.

ADJOURNMENT AT 7:30 PM

Respectfully submitted,
Marc Reece
Secretary, Stanton Hill HOA