

**Subject:** HOA Board Meeting September 13, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Wed, Sep 15, 2021 5:33 pm

**To:** Jeanne Larson <jeannemlarson@yahoo.com>, Realty One <forrest@realtyone-co.com>, Nancy Weiler <weilernancy@gmail.com>

HOA Board Meeting  
September 13, 2021

Called to order 5:00pm  
Attending: Jeanne Larson, Nancy Weiler and Forrest Scruggs by phone.

**Coupon Payment Books**  
Forrest informed the board that the price of coupon payments books has increased.  
As of 1/1/2022 the price is \$8.00 plus postage.  
The board will encourage all residents to contact their bank and start the direct deposit plan to cover the HOA dues.  
The encouragement will be in the next newsletter.

**Tree Trimming**  
The board has asked Forrest to get quotes to have our trees trimmed.  
One quote from Schulhoff Tree and Lawn Care INC and one quote from Save-a-Tree.

**Invoices**  
Forrest said Dana will include copies of all invoices with our monthly financials.

**Letters**  
The board asked Forrest to make copies of all letters that go out to all owners.  
Please send the copies to Jeanne.

The board and Forrest need to look at the rules and regulations about the color of the doors on the units.  
Are the colors supposed to be the same?

**Safety Reports**  
The Safety Reports are coming in.

Meeting adjourned at 6:00pm  
Next meeting October 18 at 5pm

**Subject:** HOA Board meeting August 9, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Mon, Aug 23, 2021 5:28 pm

**To:** Jeanne Larson <jeannemlarson@yahoo.com>, Realty One <forrest@realtyone-co.com>, Nancy Weiler <weilernancy@gmail.com>

HOA Board Meeting

August 9, 2021

Meeting called to order by Jeanne Larson at 5:20pm

Members attending: Jeanne Larson and Nancy Weiler

Motion to approve July minutes by Jeanne.

Seconded by Nancy.

Tree Issues

Unit #4627

Jeanne will set up a meeting with Forrest to discuss damage to the unit.

Short Meeting

All issues tabled until the next meeting.

The temperature was too hot.

Next meeting September 13 at 5:00pm

Nancy's place.

The Meeting adjourned 5:30pm.

**Subject:** HOA BOARD MEETING July 26, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Mon, Jul 26, 2021 7:51 pm

**To:** Jeanne Larson <jeannemlarson@yahoo.com>, Realty One <forrest@realtyone-co.com>, Nancy Weiler <weilernancy@gmail.com>

Meeting called to order 5:00pm

Attending - Jeanne Larson, Forrest Scruggs by conference call, Nancy Weiler

**Financials**

Reviewed and approved by board vote.

**Tree Removal**

Tree at the west end of the complex on the north side has not been removed.

Forrest will get that appointment made ASAP.

**Sprinklers**

Three sprinkler heads are broken and need to be replaced.

Jeanne will contact Terry Harrison for the repair.

**Sealing Fences**

Forrest is working on an appointment to get this completed in August

**Lawn Service**

Root Concepts LLC has been doing our mowing for \$80 once a week.

Forrest will get the paperwork in order to keep Root Concepts working for us.

**Damage Roof**

A tree branch damaged the roof of unit #4687.

Account manager Daina Moore at Stailey Insurance Co and Dana will discuss the repair. (303)389.6510

The damage seems to be to the drywall.

Forrest will call Rock Services to get an estimate ASAP.

**Profile Sheets**

Jeanne needs to know the number of residents that have returned the Profile Sheets.

Dana will contact Jeanne.

**Tree Trimming**

Jeanne will send Forrest a list of units that need their trees trimmed.

Units # 4677

-#4671/ #4673 - between

#4667

# 4635/ #4633 - between

Next Meeting August 9, 2021

Nancy's place 5:00pm

**Subject:** HOA MEETING May 9, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Mon, May 17, 2021 6:32 pm

**To:** Realty One <forrest@realtyone-co.com>, Jeanne Larson <jeannemlarson@yahoo.com>, Nancy Weiler <weilernancy@gmail.com>

Attending: Jeanne Larson, Nancy Weiler, Forrest Scruggs by conference call.

Called to order at 5:02 pm.

#### APRIL MINUTES

April minutes approved by attending members.

#### FENCES

The new fences need to be sealed to protect the wood.

Jeanne and her son may complete the project.

#### FINANCIALS

April Financials approved by attending members.

#### PROFILE SHEETS

Forrest will complete a list as soon as possible of the number of profiles that have been turned in.

Are there any issues that are apparent.

#### FIRE LANES

Cost pending - Jeanne and Nancy will check into what is required for this project by calling the WheatRidge Fire Marshal.

Looking at putting fire lands on the north part of the complex.

#### DOGS

Have letters been sent to residents concerning the number of dogs allowed per unit.

Unit # 4621

Unit # 4625

Unit # 4669

Please check with Dana - thanks

#### TREE REMOVAL

Tabled for cost.

#### BALANCES

Forrest will keep the balances up to date.

#### LAWN CARE

Jeanne and Nancy will not be able to do lawn care in June.

Jeanne will find someone to mow the lawn.

#### NEXT MEETING

Next meeting is July 12, 2021 at Nancy's house at 5:00pm.

Meeting adjourned at 5:45pm.

**Subject:** HOA Board Meeting March 8, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Wed, Mar 10, 2021 9:27 pm

**To:** Realty One <forrest@realtyone-co.com>, Jeanne Larson <jeannemlarson@yahoo.com>, Nancy Weiler <weilernancy@gmail.com>

Called to order 5:00 pm.

Members attending: Jeanne Larson, Nancy Weiler, Forrest Seruggs (conference call)

#### FINANCIALS

Jeanne needs to be repaid for the monies she has spent for the newly installed safety lighting.

Balances are in good shape.

One delinquent account - payment pending.

Snow removal more than usual - have had more snow this year so far.

February Minutes have been approved by the Board.

#### OLD BUSINESS

Tree trimming is complete - job was well done.

Fences have been replaced and repaired where needed at this time.

The company did a good job.

Realty One will schedule a date and time to apply sealant to the new fences to protect the wood.

Notify Jeanne of the date when sealant will be applied.

Jeanne will make sure the residents have their gates unlocked.

#### NEW BUSINESS

We need to look into Spring Clean - up day and time.

The 'NO TRESPASSING' signs need to be re-done with a sturdier base.

New Board Member - looking for a volunteer.

The new safety lights on the south side are proving to be a good addition to the garages.

The residents like them.

They put out a good amount of light at night.

Thinking of installing cameras - need to check on privacy rules.

There has been a higher number of car break - ins and car damage lately.

The police have taken reports.

One arrest.

#### Landscaping

Jeanne and Nancy will again work on the grounds when the weather warms.

Jeanne will find someone to do our lawn maintenance.

Annual meeting tabled till May or later due to Covid.

Jeanne would like to be informed as to the response to the Safety Letter Profile Sheet.

All residents need to adhere to the Profile Sheet to protect everyone incase of dog bites.

Next meeting April 12, 2021 at 5:00pm. Meeting adjourned at 5:30pm.

**Subject:** HOA Meeting February 8, 2021

**From:** Nancy Weiler <weilernancy@gmail.com>

**Date:** Thu, Feb 18, 2021 7:48 pm

**To:** Jeanne Larson <jeannemlarson@yahoo.com>, Realty One <forrest@realtyone-co.com>, Nancy Weiler <weilernancy@gmail.com>

Meeting called to order at 5:00 pm.

Attending: Jeanne Larson, Nancy Weiler

January Minutes

Motion to approve by Jeanne - seconded by Nancy

Budget Approval

Tabled till March meeting.

Financials

Motioned to approve by Jeanne - seconded by Nancy

Fences

The locators and repairs/replacements should be completed by early March.

Tree Pruning

The south side trees behind units should be pruned by the end of February.

Check with Forrest for the date.

Security Lights

Jeanne and Donna have installed the new security lights on the southside units.

They are located on the garages half way between the two units.

We want to wait and see how well they work before installing them on the north side.

Jeanne paid with her personal finances for the security lights -

Jeanne will submit a receipt to Realty One for reimbursement.

Calendar

The Board meeting time needs to be changed to 5:00 pm instead of 5:30 pm.

Annual Meeting

The annual meeting will be tabled until it is safe to have it.

New Board Member

The Board is seeking a new board member.

Next Meeting

The next meeting will be March 8, 2021

At Nancy Weiler's house at 5:00 pm.

The meeting was adjourned at 6:00 pm.

**Subject: HOA MEETING January 11,2021**

**From: Nancy Weiler <weilernancy@gmail.com>**

**Date: Wed, Jan 13, 2021 10:53 am**

**To: Realty One <forrest@realtyone-co.com>, Jeanne Larson <jeannemlarson@yahoo.com>, Laura Mack <Laura.mack50@gmail.com>, Nancy Weiler <weilernancy@gmail.com>**

Meeting called to order 5:00pm

Members attending: Jeanne Larson, Nancy Weiler, Forrest Scruggs by phone

Meeting Calendar

The meeting time printed on the calendar should be 5:00 pm instead of 5:30 pm.

October Minutes

Approved by board.

November Minutes

Approved by board.

**OLD BUSINESS**

Budget not approved yet.

Security of Independence Square

There have been several discussions as to how to make the units more secure due to the increase of vandalism and attempted break ins.

Security lighting is still being looked into.

Some residents have installed cameras in front of their units.

Vandalism of cars and attempted break ins have been recorded and given to police.

Profile Sheets have been proposed for every owner.

These would include the type and license plate numbers of residents vehicles -

Pets need current vaccine records including the breed and number of dogs in the units -

This information will be presented in the news letter.

Safety Reports - How many residents have returned their forms.

The Wheat Ridge Fire Department checks compliance.

Double Parking

Several residents have started double parking in fire lanes.

The board has photographed these violations.

A warning letter needs to be sent to these residents stating that the fire lanes need to be clear and further violations will include a fine.

Jeanne has the photos and unit numbers.

Late Payment

Late Association fees - we need to monitor unit #4681 for late payment.

HOA Income

Income for Association has been positive.

Insurance

HOA Insurance is ok as of this writing.

We are included in the standards used for Denver.

Snow Removal

The snow removal has been adequate so far.

Siding

The needed siding repair has been completed.

Trees

The tree pruning will be done in February.

**NEW BUSINESS**

Fencing

Chapman Fencing had taken a look at the repairs needed on the North and South sides.

There are several repairs or replacements needed.

Working towards a quote from the company.

Realty Ones Lawyer is handling issue with unit #4627

Next meeting February 8 at 5:00 pm.

Meeting adjourned at 5:30 pm.

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