

Monroe Place HOA February 23, 2022 Annual Meeting Minutes

CALL TO ORDER/DETERMINATION OF QUORUM:

The Meeting was called to Order by Association president, Kevin Salsich.

Residents attending by Zoom were Kevin Salsich, Loyce Forrest, Hartley Goldstone, Blake and Joanna Reiter, Sarah and Greg Blais and Doug Capps. Larry Cormier appeared by proxy given to Hartley Goldstone and Kathy Shei appeared by proxy given to association secretary Loyce Forrest. Forrest Scruggs from Realty One was present. There was a quorum.

The Minutes of the February 24, 2021 meeting were approved with one change. Sarah and Greg's last name is corrected to "Blais".

HOMEOWNER FORUM:

1. Sarah and Greg Blais have had ice accumulating on their sidewalk below their front stairs. Kevin explained that replacing the square of concrete would create a part of the sidewalk not in line with the remainder of the walk. He suggested that the next time a concrete person is at our homes, the sidewalk there can be leveled better.

PROPERTY MANAGEMENT/FINANCIAL REPORT:

1. Forrest Scruggs reported that the water/sewer and insurance expenses are always unknowns and subject to change. Forrest and Kevin also reported that there is a "minus" in the "Grounds" category because a UPS semi, improperly driving on Cedar Lane, hit and substantially damaged a tree on that north side of our homes. There were witnesses to the incident and UPS compensated the association in the amount of \$2,550.
2. Kevin Salsich moved to increase resident monthly HOA dues from \$275 to \$300. He reminded residents that our dues were \$200 in 2012, \$220 from 2016 to 2020, \$250 in 2018 and 2019 and \$275 in 2020 and 2021. Everyone agreed that our dues are very low compared to other HOAs in Cherry Creek and there have been increases in association expenses. Blake Reiter

seconded the motion and the motion was unanimously approved. The financial statements were approved

OPEN ISSUES:

1. Kevin stated that we need to be thinking about window replacement. The windows have reached their lifespan. He provided the names of five window companies to Charlie Hogan who offered to reach out to them for estimates. Three different types of windows are being researched. Loyce offered to help Charlie. All windows will be required to be the same. Kevin will reach out to residents when all estimates have been obtained. Then residents will begin a conversation about when/how to move forward.
2. Kevin raised the possibility of installing water meters so that each resident pays for the water they use. Currently, the total cost is divided equally. Some residents are probably using more water than others. Kevin also thought that the meters may give each resident an exact amount of usage/cost which might encourage better water conservation. The water cost for the tree lawn and common landscaping would continue to be equally shared. Several residents wondered whether the cost of installing the meters would make the change worthwhile (\$350-\$500/unit). There was discussion about the total cost of water and sewer (\$4,056/year; \$338/month; \$33.80/month per home). A part of this expense is sewer (Forrest did not know the exact amount of that cost) as well as the common water usage expense. Therefore, the monthly amount for individual water usage is likely about \$20.00 or so. Everyone agreed that with that low cost, it's not worth the cost of purchasing the meters to make the change at this time. The proposal was tabled. They followed a general discussion about how each resident can/should be more conscious of water use.
3. Kevin reminded residents of proper recycling rules. He also advised that residents may order larger recycling bins by calling 311.
4. Hartley asked about the quality of insulation in attics. Kevin noted that when these homes were built, R-12 was the standard for quality of insulation. Currently, it is R-50. For those who have not improved the insulation in their attics, it was recommended that they do so as the majority of heat escaping in homes is through roofs.

Kevin moved to adjourn the meeting and Hartley seconded the motion.