

Garden Park HOA
Minutes of the Annual Meeting of the HOA Homeowners
September 10, 2022
10:00 AM

Location of Meeting:
Perkins Restaurant
Longmont, Colorado 80501

Present at Meeting: Tony Lonsinger, Bryan Boothby, Marcene Rempel, Barbara Rhoades, Karen Smith, Jill Collins (Proxy for JD Collins)

Present via Proxy given to Bryan: Randy Huffman, Shirley Berness

Absent from Meeting: Jimmy Yapp, Jennifer McFarlane, Andre Branchizio, Carol Siverly

The regular meeting of the HOA Homeowners of Garden Park HOA was called to order at 10:05 AM on September 10, 2022 at Perkins across the street from Garden Park..

I. Approval of Agenda

The agenda for the meeting was reviewed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved and included in pre-meeting mailing.

III. Consideration of Open Issues

1. Master Ins. Policy
Bryan thoroughly reviewed the policy and walked thru the entire claims process and deductibles. NO Questions or confusion on policy or process.
2. Re-election of The Board
The board was reelected with a vote of 8 For and 0 Against, electing Marcene to replace Shirley
President: Bryan Boothby
Secretary: Marcene Rempel
Treasurer: Tony Lonsinger
3. Dues Increase
As promised, dues were not increased for 2022 or 2023, but will have to be for 2024 based on substantial cost increases in all categories.
4. Vote on Xeriscaping Street Facing common area
Bryan motioned for a vote seconded by Barbara, to make very clear what specific rock project the Board would be considering Based on funds. The plan is to proceed, if funds are fully available and if a reliable and quality company can be retained, to: Dig up extra dirt, cap off sprinkler heads, lay heavy weed barrier, cover entire street facing area with local river rock with a 3 foot area of mulch around each tree base. Also install new edging. Phase 1 as this project is referred to, includes only Terry Street-facing areas and not courtyards, which will be far more expensive and complex. The vote was unanimous, 8 For and 0 Against.
5. Snow Removal 2022/23 Season
Bryan motioned for an official vote, so that snow removal would be decided on solely by owner vote and not a Board decision. It was voted on unanimously, 8 For and 0 Against, that GPHOA will contract snow removal services for 4" or more of snowfall. When the snow STOPS, crews will have a 12 hour window for removal (typically quicker). Salt buckets will be supplied at Terry garages again – it is recommended you keep salt INSIDE your front door, so that you can sprinkle your steps on our rare black ice days. Snow less than 4 inches is owner responsibility or left to melt.
6. New and Increased Annual Reserve Policy
Per new Industry Standards and for increased protection for purchases and sales in this inflationary environment, the Board has adopted a Reserve Savings Amount of \$36,000.00 – equal to \$3K per unit. Based on our Reserve of \$49,000, at present we would have \$13,000 to go towards Phase 1 Xeriscaping plan.

The meeting was adjourned at 11:30 AM by Bryan. Minutes submitted by: Marcene R., Approved by Bryan B.