

**The Village at McCoy-Jensen  
HOA Meeting  
Minutes  
August 16, 2018**

**Call to Order & President's Remarks:** Barb LaGuardia welcomed everyone. She noted that a quorum was present. She thanked O D and John for their tireless work and long hours spent on our sprinkler system and landscape needs. Also, Corky and O D for their hard work in our beautiful front garden each week. She thanked everyone for being so nice to the painters and said that if you hadn't met them yet she was sure you'd find them to be a lovely bunch. They are related to one another and are a hard working team.

**Secretary's Report:** Lauren Ehrhardt asked for any comments, additions, or corrections to the minutes of the May meeting. Duane corrected the wording for the transfer of \$80,000 to our Wells Fargo Reserve account to read that it was moved there in order to have funds available to make payments for our house painting project as it progresses. The report was approved.

**Treasurer's Report:** Barb Kemper reported that she attached a copy of the report to the agenda when it was delivered. You can see that so far we have paid \$46,000 to Stellar Custom Painting. Another payment of \$16,000 will be made this week. We are paying in increments and will continue to do that until it is paid. We don't have our final figure yet due to some changes here and there. We know that it will be about \$110,000. The report was approved.

**Committee Reports**

**Architectural:** Tom Teske reported the approval of the previous quarter's requests as follows:

2654-New windows

2673-Landscaping to include a few exceptions approved by the committee

2645-New windows

2659- Removal of "rabbit habitat", otherwise known as some evergreens in front of the house"

2669-New windows

**Landscape/Snow:** O D Hand thanked John Lopez for all his work on the sprinkler system, Corky Lopez, Jeanette Teske and Mary Heuwinkel for their help on the front garden. On the third Thursday of the month we do the sprinkler checks. On June 21 Savatree came in and worked on trimming trees away from houses. They also removed a tree behind 2686 and ground out the stump. Keesan has done shrub trimming and weed and feed. Jareds came in and replaced a tree at the Moodys. Fortunately, they had a five year warranty on it so they were able to get a replacement from them. On August 28 we'll be doing a walk through with Savatree to figure out our needs for the trees in the development for this year. We are looking at our contract with them and with Keesan. We'll see what increases could be coming up.

**Water Liaison:** Lauren Ehrhardt forgot to give the report. Here it is: YTD (7/16) we have used 1,395,000 gallons which is 48% of our budget. For the time period July 1-July 16 we have used 536,000 gallons which is 60% of the monthly budget.

**Social Committee:** Jeanette Teske reported on our recent and upcoming gatherings. We gathered for a pot luck on Memorial Day at the north end of our commons. As usual there was lots for delicious food. We gathered at the south end of our commons on July 4<sup>th</sup> for supper.

Coming soon is a Painter Appreciation pot luck lunch to be held at the north end on Wed. August 29<sup>th</sup> at noon. Please come to say thanks and bring a little something for the lunch table. We'll have five hungry painters there for sure! Tom Teske will be providing root beer floats.

On Labor Day we'll gather at the south end in the evening at 5:30. Sandwiches will come from Tommy's Sandwich shop out by Home Depot on Quincy. Jeff and Jeanine Hsiung, who now own that shop, will be partially providing those along with a member or our community who wishes to remain anonymous. Watch for reminder signs!

The monthly men's breakfast is held at The Den at Fox Hollow golf course on the first Wednesday. The monthly ladies' breakfast is held at Homestead golf course on the 3<sup>rd</sup> Wednesday. We'll get a date set soon for our Christmas Party.

**Old Business:** Barb LaGuardia gave a house painting update. The guard house and gazebo will be painted. Power washing on the inside loop will begin at Barb and Joe's on Monday, August 20. Painters are currently finishing the Cordova's and will move to Jack Schooley's house on Monday. Painting will be starting by about Tuesday (21<sup>st</sup>) on the inside circle. For those waiting for your house to be painted, you will receive a notice on your door with prep instructions for the power washing as well as a reminder to be sure your windows can all be opened (if you have original windows). Some are finding them to be painted shut from the last painting. Completed houses will have a walk around by the paint committee, looking for any places that may need a return visit by one of the painters. Upon completion of those concerns, you will be given a Stellar form asking for your sign off of approval. You will be given your left over paint.

Tom and Jeanette Teske presented Barb La Guardia with a beautifully painted (by Dee Chalkey) "Paint Saint" award with an attached golden paintbrush. Barb has done a great job coordinating this project!

**New Business:** Thus far the board has approved and accepted the two insurance contracts for next year. The first one is for physical damage to the property, fence, gazebo, guard shack, etc. and will cost \$1440. The second one is the officers and directors policy in the amount of \$803. The SouthWaste trash contract needs to be renewed for 2019 because we are in year two of a two year contract.

Reminder: Please have your trash cans out by 7 am. Recycle is the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month. If you have a large item for pickup, please call them ahead. There may be a fee.

**Homeowners' Forum:** Tom Teske reminded us that the Village Voice newsletter can be hand delivered or emailed. Please contact Tom if you prefer yours to be hand delivered. Otherwise it will be emailed to you. If he has your email on file, please know that it is only used for Village purposes. Barb Kemper shared Kathy Hixson's difficulty with getting her screens off for painting. She asked for anyone who could help Kathy with it to please contact Kathy. Jeanette said that if you wish to tip the painters, give it to Angel. Some have tipped them and it is very much appreciated. Betty Moody apologized for whoever they offended by having their trailer parked on the street. She said it is now in the garage and will stay until they need to pull it out for loading for a trip.

**Adjournment :** The meeting was adjourned.

**The next quarterly meeting will be on November 15 at 7 pm. At Bear Valley Church**

**Respectfully submitted by Lauren Ehrhardt, HOA Secretary**

**The Village at McCoy Jensen**  
**HOA Meeting Minutes**  
**May 17, 2018**

**Call to Order & President's Remarks:** Five board members were present which represents a quorum. Forrest Scruggs from Realty One was present. Duane thanked OD Hand and the volunteers for their help with the front garden and the irrigation system.

**Secretary's Report:** Lauren Ehrhardt made a correction to the February 15, 2018 minutes. Originally it was stated that for the election in May OD Hand and Barb Kemper had agreed to **stay on the board**. The minutes were corrected to say that they would be **running for the board again** tonight. The minutes for the February 15, 2018 minutes were approved.

**Treasurer's Report:** Barb Kemper distributed copies of the report. It looks good but will be changing as we allocate the monies for painting the houses. Duane added that \$80,000 has been transferred from Security Savings and Loan into our Wells Fargo Reserve account in order to have all the funds in one place. The report was approved.

**Committee Reports**

**Architectural:** Barb La Guardia reported the approval of the previous quarter's requests as follows:

- 2691-replaced the master bedroom window with a sliding door
- 2499- added a small deck
- 2667- installed a new front door and side panel
- 2645- installed a satellite dish on the house
- 2688-replaced gutters and garage door
- 2693-completed installation of new windows
- 2680- fixed some bottom boards for rabbit control and added some gutters on the north side
- 2653- replaced security door with new storm door
- 2691- new gutters and downspouts
- 2659-putting in new front and back doors, removing security door

**Landscape/Snow:** OD reported that Swingle is now Savatree. We don't have Tom working with us anymore but the new person seems very good and has owned his own landscaping business in the past. The spruce trees in the NE and SW corners were trimmed. Wright Landscaping came in to clean up all the duff under them. Savatree has done two weed and feeds, injected around the locust trees and sprayed the red oak tree behind Kathy Hixon's house for scale. Also, when we had that big wind storm come through John and Corky lost their plum tree, so it was removed by Savatree. Keesen has come in and started our sprinkler system on April 12. They did the aeration on May 1 and the first full mowing. May 17 was the first monthly sprinkler check of the whole system. Started the first "weeding party" on the front beds on May 1. OD thanked Jeanette, Mary and Corky for their help on that day. We will be meeting on Mondays at 8 a.m. Please join in if you would like. He also thanked John Lopez for his work on the sprinkler system.

**Water Liaison:** Lauren reported that for the time period April 15 to May 15 we used 90% of our water budget at 314,000 gallons.

**Social Committee:** Jeanette announced that we will be having a Memorial Day picnic in the common area at noon on Memorial Day. Please bring a dish to share and \$1 for a Bratwurst sandwich. Games around. No RSVP needed. Please come!

**NEW BUSINESS:** Duane spoke about the need to be aware of our driving speeds in the neighborhood. We have grand kids and great grand kids riding bikes and playing, residents (some using walkers) who are out on our street. Let's keep our speeds down. Please remember that anytime your pets are outside of your house they need to be on a leash.

**The painting project :** We got five bids for the project. We chose a contractor with good pricing that also included lots of detail. The painting will cost \$100,021, carpentry will cost \$5399, and operating costs will be \$2097 for a total of \$107,517 for the project. In addition, they will charge \$58 for garage door painting (paid by the HOA). In comparison, one contractor had an open end on carpentry at \$5 per square foot plus materials, whereas ours gave us an exact number. He walked around the houses several times, taking notes as to what carpentry work needed to be done before painting.

We had another bid for \$133,000+ and another one for \$131,400 plus \$160 per garage door. Duane asked several of them about the big increase in cost for this project. While we knew it would cost more than our last painting, we were surprised that it at nearly doubled. Their answer was labor costs. Colorado's unemployment rate is so low that it is difficult to find anybody for less than \$20/hr when it used to be \$10/hr. Supply and demand has driven labor costs up.

The operational costs (\$2097) included in our bid will cover the costs for a dumpster placed in the neighborhood for their use. Also, an equipment trailer parked on one end of the circle. There will be a port-a-potty placed **outside** of the south fence at the east end of the property.

The houses will be painted in groups of eight at a time. Each homeowner will be notified 24-48 hours in advance so that you can do the necessary preparations for their work to begin. They will do the carpentry (if your house requires any), the power washing and then the painting. Upon completion, you will walk around with the contractor and a board member to be sure everything is satisfactory. Once each group of eight houses is completed the contractor will move on to the next group of eight homes. We will be making progress payments to the contractor as each group of homes is completed.

Barb LaGuardia thanked everyone for turning in their yellow paint slips in such a timely manner. She thanked the board members for their part in the distribution and collection of the slips. She explained the need for duplicate slips so that she can keep one copy for each home and give the other copy to the painters so as to keep everything straight. She reported that 14 homes will be painted the same colors as last time, some tweaked their colors slightly and the rest did something different.

**Election:** Duane asked for nominations from the floor. There were none. He explained two ways to vote. One would be to collect all the ballots and have Joe Towey count them. The other, a motion by Joe, was to have the election by acclamation. Joe's motion carried. The new Board members are Barb Kemper, Treasurer, OD Hand, Vice President, and Tom Teske. Lauren Ehrhardt and Barb LaGuardia will continue their terms on the Board. Duane thanked everyone for supporting him as he served on the board for about 8 of the 10 years he's lived here. He feels it was an honor. Barb LaGuardia thanked him and promised a gift that "isn't quite ready". She expressed the board's appreciation for Duane's hard work and his knowledge of the covenants and rules and regulations. We've had some



issues of late that we needed his tutelage to solve.

**Homeowners' Forum:** Leslie Towner followed up on her positive experience with Priority Restoration who they worked with to replace their roof. She said that all aspects of the project with them were managed very well. Two other homeowners, Mary Heuwinkel and the Cronins, were pleased as well. She suggested that it might be good to have your roof checked for damage, not necessarily by this company. She isn't advertising for them. If anyone is interested in knowing more about the Towners experience please call their home number at 303-233-2422.

Virginia Wilkins asked who will provide the paint for the painting of the doors on her house. Any paint left from the painting of her house will be given to her. Also, Barb LaGuardia has the paint numbers for colors that were used from last time. Virginia spoke with Barb after the meeting with other questions relevant to the painting of her house.

Jim Langenheim asked about whether the white paint for window trim could be another color. He wondered if it could be one of the two colors he has chosen. Duane said the board agreed to keep the white color trim for the windows.

Virginia Wilkins spoke to the group about all the partying that goes on at the gazebo. She says she must close her windows and hide in her house because of the noise and the nuisance. She stated that the gazebo was built with two benches for a maximum of six people. She feels it must only bother her and considers it to be discrimination. She suggested that the parties should be shared around the neighborhood in other people's back yards. She feels it is grossly unfair and bullying. She said she is adamantly opposed to this individual abusive treatment. She thanked us for our time. Duane thanked her for her input and offered to give her the formal complaint form that can be filled out and given to a board member. He said that the complaint form, should she want to fill it out, would be part of the process she would need to go through. The board would then determine if there are covenant violations and a response would be passed on to her. She then gave an envelope to each board member containing a letter.

Virginia thanked the board for accepting her letters graciously. She said that the last time she handed letters to the board she felt bullied and that it continued after that board meeting.

**Adjournment:** The meeting was adjourned.

**The next quarterly meeting will be  
Thursday, August 16, 2018  
7 p.m. at the Bear Valley Church  
10001 W. Jewell Avenue**

**Respectfully submitted by  
Lauren Ehrhardt, HOA Secretary**

**The Village at McCoy Jensen**  
**HOA Meeting Minutes**  
**February 15, 2018**

**Call to Order & President's Remarks:** Four board members were present which represents a quorum. Forrest Scruggs from Realty One was absent due to illness. Duane thanked OD Hand for his help with snow removal and Steve Ketcham for volunteering to help OD when needed. He also thanked Mike Ehrhardt for thwarting the theft of the (decoy) coyote from the field across the street.

**Secretary's Report:** The minutes of the November 16, 2017 meeting were passed.

**Treasurer's Report:** Barb Kemper was absent. The report will be distributed to everyone's door tomorrow. Duane reported from memory that we have about \$340,000 in assets, which includes the Reserve Accounts and Operating Expenses Account.

**Committee Reports**

**Architectural:** Barb LaGuardia reported the approval of the previous quarter's requests as follows: 2671 (Cronin) had a new roof put on in December. 2650 (Schneider) had a solar tube installed in the garage. 2691 (Dixson) will be remodeling their deck. 2651 (Allen) moved their satellite dish from the deck to the roof.

**Landscape/Snow:** OD reported that Swingle came out in January to spray for mites. They did tree trimming the first part of February. OD has contacted Bobby Wright to come and clean out under the trees now that the trimming is complete. The snow removal process for the January storm didn't go very well. OD felt the guys were not very motivated to work very hard and were slow. He also mentioned that a young boy, maybe 12?, had come through the neighborhood to offer to shovel for a charge. Some used him and found him to be very polite and efficient. His dad waited in the car for him while he shoveled.

**Water Liaison:** No report since there is no outside water usage at this time of year.

**Social Committee:** Jeanette Teske reported that we had a very nice Christmas Party at Lakewood Country Club and that there were 32 in attendance. Also, Steve and Linda Ketcham hosted a Valentine's Day open house that was fun and well attended. Leslie Towner is going to be treating the ladies to breakfast at Zest. (The turn out was great and a good time was had by all while we ate a delicious breakfast! )

**Care and Share:** Lauren Ehrhardt shared that an ambulance had come to Marlene and Dave Allen's house. Dave was experiencing a diabetic low and Marlene called them to help. With the help of an IV they were able to resolve the low without taking him to the hospital. Good news! Karen Robertson shared that Lee Ann is progressing and is happy at her place at times. Also, Ted Breed had been in the hospital for some tests and to treat some pneumonia. He is home and doing well.

Tom Teske has offered to publish a monthly neighborhood newsletter, The Village Voice. If you have anything you would like to have included in it, please get it to Tom by the first of the month so that he can have it ready by around the 5<sup>th</sup>. It will be emailed to you. If you want a hard copy of the newsletter

instead, please call Tom and he will be happy to deliver it to your door. If you haven't gotten your email address added to his list and would like to, get it to Tom.

**New Business:** Duane reported that our federal and state income taxes increased this year because we made more money. The federal tax was \$233 and the state tax was \$36. Also, the tax preparation fee was lowered to \$250 this year.

Our fence needed some repairs in January. There were 13 places that needed repair and Duane called the same person who came out for the last repairs. He was reasonable, competent, and very prompt when Duane called him. The cost was \$1200 and we didn't file an insurance claim since our policy has a \$1000 deductible on it. Duane also noted that Primrose is in the process of replacing their fence.

There have been questions about painting our houses. We will be undertaking that project this summer. Bids will be gotten and we will then negotiate a contract for specific work for a specific price. The board will decide on a color palette to offer to you. Your house can be painted the same color it is now if you don't want to choose from the new palette. More information will be coming out as we get further along in the bidding process and contract negotiations are completed.

The next meeting in May will include the election of board members. There are three vacancies. OD Hand and Barb Kemper have offered to stay for another term. Barb LaGuardia and Lauren Ehrhardt will remain in their terms. Let Betty Moody or Joe Towey know if you'd like to run. It's a great way to serve your community if you are interested!

**Homeowners' Forum:** Leslie Towner shared her positive experience with a roofing company that they plan to use for roof replacement. A few others shared their experiences with the same company rep while he was in the neighborhood. Some were negative, while others were positive. The bottom line is that it's good to be careful and informed before dealing with any door-to-door roofing company.

**Adjournment:** The meeting was adjourned.

**The Annual Meeting will be  
Thursday, May 17, 2018  
7 p.m. At the Bear Valley Church  
10001 W. Jewell Avenue**

Respectfully submitted by Lauren Ehrhardt

**The Village at McCoy Jensen HOA**  
**Minutes: Homeowners' Meeting**  
**November 16, 2017**

1. **Call to Order & President's Remarks:** Four board members were present, which is a quorum. Forrest Scruggs of Realty One was also present. Duane thanked all the volunteers who help with keeping our area green and mowed. John Lopez and OD Hand do a lot of work on our sprinkler system and we appreciate that.
2. **Secretary's Report:** The minutes of August 17, 2017 were passed
3. **Treasurer's Report:** Barb Kemper distributed copies of our financial statements to attendees. We have one checking account for all monthly expenses and one reserve account used to cover the big expenses, like the fence, in the near future. The report was approved.

**4. Committee Reports**

**Architectural:** Barb LaGuardia reported the approval of the previous quarter's requests as follows: 2649 (Farr) replaced all windows. 2663(Hsiung) added a fence enclosure in the back. 2681(Ketcham) put a hot tub on the deck and a storage shed under the deck. 2645 (Cordova) replaced garage door panels.

**Landscape/Snow:** OD Hand- Thank you to John and Corky Lopez for their continued work on the flower beds and irrigation system. The snow storm of October 5 resulted in 13 of our trees with broken limbs. Swingle came out for cleanup on October 6 and ground up all the downed limbs. Winter tree trimming will happen in 2018 when they will trim for fire blight in the crab apple trees as well as other trees that require attention. Our 10% discount was reinstated with our contract.

Keeson comes every two weeks during the winter to work on leaf cleanup. On October 25 they blew out our sprinkler systems.

OD asked again for volunteers to help him with snow removal when he is unavailable. Someone needs to be there to supervise the Labor Finders guys when they come since there is no staff provided by Labor Finders. Steve Ketcham offered to help OD. It was enthusiastically received and Duane thanked him for his offer.

**Water Liaison:** No report since there is no outside water usage at this time of year.

**Social Committee:** Jeanette Teske reported that we had a Labor Day gathering in the commons area. We had appetizers, played games and enjoyed ice cream. There was a Halloween gathering at the Teske's house. The Christmas Luncheon at Lakewood Country Club is coming up on December 2 and envelopes were distributed to sign up for meal choices. Jeanette announced that if anyone would like to have any kind of "thing" in the neighborhood to please contact a committee member so they can work on helping to publicize it for you. Duane mentioned that Jeanette could use the meeting sign-in sheet to distribute the remainder of the Christmas Luncheon envelopes to those not in attendance. Another use for the sign-in



sheet would be to distribute copies of the treasurer's report to those not in attendance. Jeanette offered to take those around as well.

**Care and Share:** Kathy Hixson had some minor foot surgery and is doing fine. Duane had eye surgery and is still recovering. Betty Moody says that Dean is doing better. Jeanette reports that Jim Legas has "flunked" hospice and is doing great. He is receiving 8-9 hours a day of in-home care now, instead of 24 hour care. He's walking around the neighborhood with his caretaker.

**New Business:** OD- our contract with Keeson is a rollover contract; thus, the price remains the same as 2017. Our contract with Swingle is new each year. The evergreens in the SW and NW corners will be trimmed. Bobby Wright will come in and rake up the spruce needles underneath. Winter trimming will happen in January and February. Tree trimming away from the house happens in the summer as well as the whole series of lawn fertilization, tree spraying and injections.

Duane reported that our contract with South Waste is a rollover contract so it stays the same for 2018. A question was asked about the monthly cost for recycling. We now have that included in our contract so there is no further cost to homeowners for that service. Recycle is collected on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month.

Duane worked with Forrest Scruggs at Realty One to keep our contract price the same for 2018. He extended our thanks to Forrest for working with us on that.

**2018 Budget:** All were given a copy of the new budget. Thanks to Dennis Nesheim who was our technical guy behind the budget process and to Karen Robertson and Barb Kemper who were instrumental in all of this work.

Duane started the report with the good news that our HOA dues will remain at \$209 per month. Duane pointed out that the Reserve Account figure of \$184,489 is actually over \$300,000. Earlier in the year we moved \$100,000 from the Wells Fargo Checking account (used for day to day expenses) to our money market account to earn a bit more interest. We decided to label that as all Reserves since we don't need all that cash this time of year because we don't pay for irrigation water.

Also, there are many reasons why we are able to keep our monthly HOA dues @ \$209 even though expenses keep going up and up. We are able to get multi-year contracts with South Waste and our insurance. Thanks to OD who works that out with Keeson. So we don't have increases every year. We decided to cut back on the amount budgeted for irrigation water from \$23000 to \$20000. Also, our new (5 years old) fence has required much less money to maintain than the old wood fence. All these things help to offset increases in other areas of our budget. We are in good shape with our Reserves. 2018 will be the year that we paint. A question was asked whether we will be painting all the houses or just the windows. He said we aren't there yet with making painting plans

Duane said he's aware of a few people who have lost their mailbox keys. There were some suggestions for being proactive in keeping tabs of the key. Find a way to ID it in case someone would find it to be able to get it to you. Make a duplicate.

**Homeowners Forum:** Ted Breed brought up the putting up of the flag at the entrance and that it is a nuisance to put it up and take it down at each special holiday, especially from a safety standpoint. He suggested installing a light to turn on at those times. Another idea was to look into putting in a solar light that would be on at dusk and off at dawn. After discussion, it was decided that Ted would do further research on the idea of using solar lighting.

OD asked if anyone has trouble with their Comcast TV being out or internet being slow. Several have and some have called. He has contacted Comcast and apparently it's a problem outside of our neighborhood.

Joe Towey commented on the realtor sign that was put up at 2661 when it went on the market. The concern was that it was on a large post that seemed to be quite deep into the lawn and wondered if that could be trouble as it could hit a sprinkler line.

Steve and Linda Ketcham thanked the community for being so friendly. Jeanette Teske brought up the idea for starting a community newsletter. Tom and Lauren are interested in working on that. We'll look into it and see what we can do.

**Adjournment:** The meeting was adjourned

**The next quarterly meeting will be  
Thursday, February 15, 2018  
7 p.m. at the Bear Valley Church  
10001 W. Jewell Avenue**

Respectfully submitted by Lauren Ehrhardt

**Village at McCoy-Jensen Homeowners' Association (HOA)**  
**Minutes for Homeowners' Annual Meeting - May 18, 2017**

1. **Call to Order & President's Remarks:** All board members were present. Duane Schneider welcomed Forrest Scruggs of Realty One, who was also present. Duane Schneider thanked volunteers who helped during the last quarter with tree branches and the sprinkler system.
2. **Secretary's Report:** (Marlena Cordova) The minutes of 2/16/17 were passed.
3. **Treasurer's Report:** Karen Robertson stated the approval of Realty One's financial statement, dated 1/31/17, was postponed at the 2/16/17 meeting until a correction could be made, which was. She summarized the financial statement, dated 4/30/17. Both statements were approved.

4. **COMMITTEE REPORTS:**

**Architectural:** (Marlena Cordova) The previous quarter's requests for architectural improvements were as follows: **2647 (Vigil)** - Replace 9 exterior windows; **2649 (Farr)** - Replace guest bathroom window; **2659 (Teske)** - Replace driveway; extend walkway next to steps; window replacements; **2660 (Breed)** - Replace sunken walk connected to porch; replace carpet on front porch and steps (crushed olive color); **2663 (Lang)** - Roof replacement prior to house sale; **2667 (Robertson/Henderson)** - Replace outdoor carpet with similar color on front porch, steps, sidewalk; **2688 (Towner)** - Repair/replace the portion of the deck between deck and the ground; replace loose rails; **2673 (Heuwinkel)** - Remove juniper bushes in front; **2681 (Hausler)** - Radon abatement prior to house sale; **2691 (Dixson)** - Window replacements and patio sliding door; **2693 (Johnson)** - Replace cement on front porch and steps.

**Landscape:** (OD Hand) Swingle applied a second treatment for lawn mites and fertilized the lawn. Keelson turned on the sprinklers on April 20th and aerated the lawn on May 3rd. They missed mowing last week due to the rain, but they mowed this week. This year, they are scheduled to mow lawns on **Thursdays**. The last snow in April resulted in 17 broken limbs, which were bundled by OD Hand and John Lopez and picked up by Swingle. OD thanked John Lopez for his help in getting the sprinkler system operational. Volunteers are encouraged to join Corky Lopez for weeding of the front flower bed every Friday mornings from 8:00 to 8:30 am.

**Water Liaison:** (Barb Kemper) The most recent Denver Water report reflects our usage at 152,000 gallons, which is 39% of our "water budget", so far.

**Care & Share:** (Donna Enger) The new neighbors, Linda and Steve Ketchum (2681), were welcomed to the neighborhood. Barb LaGuardia said renovations were almost done and Leslie and Tom Towner (2688) will be moving in soon. Rose Ann Cronin (2671) was hospitalized and will be going to rehab later. Jack Schooley (2643) will be undergoing out-patient back surgery. Dean Moody (2679) is doing much better after his fall on the bike path.

**Social:** (Myrna Johnson) There were 16 women in attendance of the last Ladies' Breakfast. It is held at Denny's at 8:30 a. m. every third Wednesday.

6. **New Business:** (Duane Schneider) Senate bills were passed in Colorado that established governance policies for Colorado Home Owner Associations. They include nine categories of policies and procedures which can be used as guidelines by HOAs to resolve issues when they arise. Adoption of these guidelines is voluntary. They may also be revised and simplified to suit each HOA's circumstances. The board accepted the guidelines on April 17th to keep up to date with Colorado standards for HOAs. The governance policies can be viewed on Realty One's website.