

Subject: HOA MEETING NOVEMBER 9, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Thu, Nov 12, 2020 1:47 pm

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

Attending: Jeanne Larson - Nancy Weiler - By conference call: Laura Mack - Forrest Scruggs

Meeting called to order at 5:00 pm.

OLD BUSINESS

October Minutes

October minutes approved

Motioned by Jeanne - second by Nancy

Financials

Financials tabled till next week when they are delivered to Jeanne.

Budget

Budget for next year - January thru October - will arrive next week.

Will review at that time.

Siding Repair

The siding that has needed repair has been repaired.

NEW BUSINESS

Trees

Have gotten a quote from Schulhoff Company to clean up our trees this spring.

Will remove two trees on the south side next to school that are dead and safety prune all Locust - \$2980.

CottonWoods on the west end are to be safety pruned \$2160.

They will remove all the debris.

Jeanne motioned to approve quotes from Schulhoff Company.

Was seconded by Nancy.

Forrest will contact the company and write a contract.

Gutters

H Painting did a very good job cleaning the gutters.

They removed all the debris.

Would like to use them next year.

Leaf Clean Up

Jeanne will contact her lawn person to see if he is interested in the job.

Residents on the south side have worked together and removed most of their leaves.

The North side needs the most work.

Fences

Fence replacement/repair - Forrest is looking for a new company.

Unit #4659 needs latch repair - also - did the resident have that front part of the fence built by an outside company?

Security Lights

Jeanne will be talking to her election to see what kind of motion activation security lights will work best for our needs.

Will be looking at types/installation/costs and best products.

Safety Reports

The HOA Board would like a list from Forrest of residents that have not returned their Safety Report Sheets to Realty One.

News Letter

Jeanne will write the Newsletter.

Realty One will mail Newsletter to all Owners and Residents.

Newsletter will include: Large Trucks parked in fire lanes need to be parked on the street.

Water outlets need to be shut off through the winter to prevent freezing of copper pipes.

Outlet covers may be advised for residents to use.

Any major remodel needs Board approval with Articutual plan.

Next meeting will be the second Monday in January 2021.

Will be at Nancy's house at 5 pm.

The Meeting adjourned at 5:45 pm.

Subject: HOA Meeting October 12, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Sat, Oct 17, 2020 8:21 am

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

Meeting called to order at 5:00 pm

Forrest attended by phone.

Minutes from August approved.

Financials approved for August and September.
Forrest will re - send the corrected date on Financials.

OLD BUSINESS

*Siding Repair - Unit #4671 still waiting for repair - damage has increased because of wind. Forrest said he will contact his maintenance guy to repair damage.

*Fence Repair -The fence repair company will no longer work for us - Forrest will get quotes for fence repair from other companies. Share quotes with Jeanne.

Attention Daina: Warning letters need to be sent to residents who continue not to keep their front area clean. The next step will be a fine.

NEW BUSINESS

Unit # 4637 and unit # 4635 presented an architectural form to install a motion safety light on the garage between the two units.

This is due to safety concerns because of the car thefts, burglaries and trespassing in the area and on our property.

The HOA Board is looking into putting motion safety lights in between all units on the garages - North and South sides.

Motioned by Jeanne and second by Nancy.

HARMONIC BYL OUTDOOR FLOOD MOTION LIGHTS have been suggested

Unit # 4659 needs the latch on her fence repaired/replaced because of wind damage.

SAFETY REPORTS

Please let Jeanne know how many units still need to turn in their safety reports.

TRUCK/CAMPER

Attention Daina: Unit # 4695 is parking a large truck with a large camper in the driveway. Please send a letter that the truck/camper is too large/heavy of a vehicle to be parked in our housing complex. The rules and regulations do not allow large vehicles.

CLEAN UP

South side looks good - residents work to keep their area looking nice - North side not so much - a few residents try but most do not. The North side has an ongoing trash and leaf problem.

SNOW REMOVAL

Forrest has a quote - waiting for confirmation.

TREE SERVICE

Robert Smith - Schulhoff Tree Service has been contacted - waiting for a quote.

GUTTERS AND LEAF CLEAN UP

Clean up will be done the week of November 1st - Forrest will handle this.

Meeting adjourned at 6:00 pm.

Next meeting Nov. 9 at 5:00 pm

Subject: HOA Meeting August 10, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Mon, Aug 24, 2020 5:21 pm

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 at 5:00 pm.

Attending: Jeanne Larson, Laura Mack, Nancy Weiler, Forrest Scruggs by phone.

MINUTES

Motion to approve minutes by Jeanne.

Seconded by Nancy.

Minutes from June and July were approved.

FINANCIALS

Reviewed July Balance Summary.

Questioned why Landscaping and Grounds Upkeep was so high.

Motion to approve July financials by Jeanne.

Seconded by Nancy.

OLD BUSINESS

Walk through -

Letters concerning noted violations have been received from residents

Jeanne will check into what the residents need to do to correct the violation.

The Board discussed other ways to respond to violations.

Jeanne will look into a product that removes oil stains from driveways.

Siding

The loose siding at #4671 still needs to be repaired. It is on the second level facing west.

Forrest will set that up.

Trespassing

Wheat Ridge Police were called out to look into homeless people passing through our property,

using our water outlets and jumping our fences by the school and fence on the southside units.

Several residents have encountered these people at night and are concerned.

The police said to call them whenever a non resident is observed doing these things.

Private Property/No Trespassing signs need to be ordered to put on Independence St. The police said this will help with our trespassing issue

and give the police legal cause to confront the trespassers.

Forrest said he would take care of this.

Architectural Request Form

Architectural Form Request from unit #4649 to modify bathroom exhaust fan to vent through roof was tabled.

The board would like to have a second opinion from a contractor.

Architectural Request Form

Architectural Request Form from unit #4697 for new windows was approved.

POT SMOKING

Pot smoking is emerging as a potential problem.

Residents are smoking pot inside their fenced areas.

The smoke is affecting some residents in a negative way.

Discussion tabled until the board can review this with laws and regulations concerning Pot smoking and HOAs in Wheat Ridge.

Landscaping Pavers

Our pavers are being damaged repeatedly by large trucks - delivery and/or private.

Board discussing options.

Wasp Troubles

Through trial and error we have found Peppermint Oil water spray works!

Snow Removal *

We are in need of a new company to pick up the jobs of Snow Removal and Tree Pruning.

Large Dumpsters

Roll off dumpsters are not allowed on our property.

The dumpsters are too heavy for our asphalt.

Next meeting September 14 at 5 pm.

Meeting adjourned at 5:45 pm

Copyright © 2003-2020. All rights reserved.

[Print](#) | [Close Window](#)

Subject: HOA MEETING

From: Nancy Weiler <weilernancy@gmail.com>

Date: Tue, Jul 21, 2020 7:33 pm

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

JULY 11, 2020

HOA Board Meeting

Called to order 5:00 pm

Members attending: Jeanne Larson - Laura Mack - Nancy Weiler

New Business

Tree Care

This spring we are looking into Bore Protection for the Ash trees trees on our property.

Walk Through

Out of an abundance of caution due to the virus outbreak the annual walk through will only be on the outside areas.

This will happen after the meeting tonight.

Residents can write a letter to the Board if they have concerns.

Siding

Unit # 4671 has a large piece siding on the upper story that has come loose.

Sprinklers

Three valves have been replaced - also new control box.

Sprinklers should be working correctly now.

Monday, Wednesday and Friday at 3 am.

Meeting adjourned at 5:30 pm

Next meeting August 10 at 5:00 pm.

Started walk through.

Subject: HOA MEETING JUNE 15, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Thu, Jun 18, 2020 3:14 pm

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

Meeting called to order at 5:00 pm.

Members attending: Jeanne Larson, Laura Mack, Nancy Weiler

MAY MINUTES

The May minutes were accepted as written - Motioned by Jeanne, second by Laura.

FINANCIALS

Reviewing the May financials has been tabled until July because we have not received the May report.

We will review the May and June financial reports together in July.

The Board wants to review them in detail to see if there are delays in areas that can be corrected.

Some residents are concerned that their monthly dues payments, paid by check, are not being processed in a timely manner.

OLD BUSINESS

A few trash cans are still being left out in the common areas after trash day.

Realty One will send a letter to unit residents that they will be fined if they do not remove the trash cans from the common area after the trash is picked up on Tuesday.

This letter will include a copy of the Rules and Regulations about trash cans.

ADDENDUM TO RULES AND REGULATIONS

Cleaning Common Areas outside of units - entry ways and driveways.

Residents are responsible for picking up debris and trash that end up in their front areas.

Branches, leaves, trash, cigarette butts etc.

Motioned by Laura - seconded by Jeanne.

STONE WORK

Rock Property Services has been approved to repair the stone work on the North and South side of Independence Square Condos.

Realty One will need to draw up a contract with them as soon as possible.

Motioned by Laura - seconded by Jeanne.

ANNUAL WALK THROUGH

July 13, 2020 - 5:00 pm

The board will post a letter as to when the walk through will be.

We will be looking for items that need tending to.

COMPLAINT

Landscaping - Jeanne spent \$409.40 on her personal card buying the landscaping bark, soil and grass seed needed to improve the looks of our Independence Sq.

She has been reimbursed only \$300.00. She needs to be reimbursed the entire amount.

CONSTRUCTION REQUEST

Unit owner # 4623 would like to replace her front window with french doors.

She believes this would increase the lighting in her home.

First the Board needs to check the Declaration/Rulers and Regulations to see if this is legal.

A Structural Engineer would need to be consulted to see if it would be structurally sound - draw a blueprint, look at drainage etc. - at residents expense.

If we get that far we can talk about future potentials.

Meeting adjourned at 6:08

Next Meeting July 13 at 5pm at Nancy's house

Subject: HOA MEETING MAY 11, 2020 CONFERENCE CALL

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, May 13, 2020 7:14 pm

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

Called to order at 5:00 pm.

Attending: Forrest, Jeanne, Nancy.

FINANCIAL REPORT

The financial reports for March and April have been delayed.

This may be related to the Covid - 19 slow down.

Forrest said he will check on this.

HOA DUES INCREASES

Increases shall be delayed because of the distress families are feeling due to the Covid - 19 outbreak.

Increases have been tabulated, but tabled until the August meeting with approval to follow.

Forrest will send letters informing owners of the increases and coupon books sent to the residents that use them.

There will be no late fees through this troubling time.

ISSUES

Unit # 4627 barking dogs and late night deliveries.

The owner has been contacted twice.

There was some improvement but has since relapsed.

Owner will be contacted again explaining the next step will be a hearing working towards a fine if the problem is not resolved.

GARBAGE CANS

Some residents are storing their trash cans in front of their homes.

This is a violation of the HOA Rules and Regulations.

Realty One will send a letter informing the residents with outside trash cans of the Rules and Regulations concerning this.

CLEANING FRONT OF UNITS

Several residents are letting trash accumulate in the common areas in front of their units.

The HOA needs to address this somehow.

TREE ROOTS

The tree roots next to Jeannie's unit need to be removed.

Jeanne will talk to Ron about this project.

LAWN SERVICE

Sonny's Lawn Service needs to bag debris from gutter cleaning.

HOA does not want it left on the ground.

LANDSCAPING PAVERS

We need to repair several areas.

Nancy will send photos to Forrest where repairs are needed.

ATTORNEY FEES

Jeanne asks Forrest to explain the Attorney Fees associated with an invoice she received.

Forrest said he would get back to her.

Meeting adjourned at 5:45 pm.

Subject: HOA MEETING February 10, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, Feb 12, 2020 6:41 pm

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

Meeting called to order 5:04 pm

Members attending: Jeanne Larson, Laura Mack Nancy Weiler

January Minutes

The January minutes were reviewed.

Jeanne motioned to have the January minutes approved.

Motion second by Laura.

Invoices

The Board is requesting a break down of services on the invoices for the snow removal.

This should include the dates of service, number of workers and hours spent on each job.

The invoices need to be sent to the board president for review.

Invoices will not be paid until written approval has been given by the board president.

Also - All contracts need to be reviewed by the Board and signed by the Board President.

Budget

The budget was reviewed and modified.

Total Income: \$ 86,539.68

Insurance

Landscaping Contract: \$ 3,306.00

Reserve Contribution: \$ 8,654.00

Snow Removal: \$ 4,029.00

Total Expense: \$ 86,539.68

Net Ordinary income: \$ 0

Net Income: \$ 0

Laura motioned to approve modified budget.

Motioned second by Jeanne.

The board needs to receive their copy of the budget - to review - by the second Monday of each month.

HOA Dues

Due to increases in insurance and other expenses the board has increased the monthly HOA dues.

The increases will start May 1, 2020.

The Ranch unites increase \$5.16 per month.

The Town Houses increase \$5.75 per month.

The Duplexes increase \$7.43 per month.

We need to offer coupon payment books to residents that need them.

Realty One will send a letter to all owners concerning HOA dues increase and coupon payment books.

Jeanne motioned to increase HOA dues May 1, 2020.

Second by Laura.

Annual Meeting

The Annual Meeting will be held at the PEAK Expeditionary School on April 6 at 6:30 pm.

Jeanne will call Forrest to confirm.

Daina was advised that the Activity Adult Center at 6363 W. 35th Ave. was not acceptable for the Annual Meeting.

The meeting needed to be rescheduled at PEAK Expeditionary School.

Motion to adjourn at 6:30 pm by Laura.

Second by Jeanne.

Next meeting March 30 at Nancy's house at 5:00 pm

Subject: HOA MEETING January 13, 2020

From: Nancy Weiler <weilernancy@gmail.com>

Date: Mon, Jan 27, 2020 8:52 pm

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

Meeting called to order at 5:00 pm

Members attending: Jeanne Forrest, Laura, Nancy

DECEMBER MINUTES

Reviewed Financials-

Checked on outstanding dues for one unit owner.

Insurance has been renewed through Travelers for one year.

Looking at our reserves.

Had payment increases in several areas to cover monthly billing.

Forrest will figure the % of increase each row of units will need to pay to cover the increases.

We will re - visit this topic at the February meeting.

Jeanne motioned to approve the December minutes and financials - Laura second the motion.

FIRE LANES

We discussed the process involved in providing legal fire lanes.

There are concerns about the larger trucks blocking emergency vehicle access.

SPRINKLER SYSTEM

The sprinkler system will be needing replacement and repair this summer.

We need to increase the budget in this area \$1000.

LANDSCAPING

Pending - looking at other companies.

SIDEWALK REPAIR

Unit #4699 sidewalk repair is tabled.

The tree was removed.

Meeting adjourned at 6:00 pm

Next meeting February 10th at 5:00 pm at Nancys place.