

# **STANTON HILL HOMEOWNERS' ASSOCIATION MEETING**

**THURSDAY, APRIL 27, 2017**

**LINKS RECREATION CENTER**

**OFFICIAL MEETING MINUTES**

**CALL TO ORDER AND ATTENDANCE:** HOA Board President Steve Abraham called the meeting to order at 6:33 PM and a quorum was established. Forrest Scruggs of Realty One, our property manager, was not in attendance.

**MINUTES:** A motion to approve the minutes from the November, 2016 HOA meeting was made by Jennifer Braun and seconded by Kathy Madden. The minutes were approved as presented.

**NEW GOVERNING DOCUMENTS:** Steve provided a high-level overview of new governing documents as required by recent changes to Colorado law. Steve and Marc Reece will both familiarize themselves with the policies on behalf of the HOA.

**FINANCIAL REPORT:** Marc presented a recap of the 2016 budget, which included a net operating loss of \$115. Although the budget came in more or less flat, it was noted that unnecessary water use caused an over \$1,800 deficit to budget for water.

The approved 2017 budget was also presented and noted that \$2,447 in income is expected by year end if no special costs arise.

## **NEW BUSINESS:**

1. **Xcel Tree Issue:** Steve explained a recent interaction with Xcel, who planned on cutting down several trees in the common area. After advocacy from Steve, Marc, Joe Pierzchala, and Ru Ciel, Xcel has apparently agreed to move our tree removal to a later cycle (6mo-2yrs out). Steve will stay in touch with Xcel on the issue.
2. **Lawn Care:** Marc explained that the HOA is currently looking for a new landscaping company. Last year's company is not being renewed thanks to inadequate work and significant costs in excess watering. As of now, it is anticipated that future landscaping contracts will exceed \$4,000. Marc is accepting any and all recommendations for contractors, but is also in negotiations with Irishs Landscaping.

3. **Tree Care:** Based on previous recommendations that the common area ash trees be treated or replaced, Ru has been in touch with Swingle Law Care. She believes that she can lock in a treatment price of roughly \$30/tree. This is significantly lower than previous estimates of \$70-100 per tree. Based on the lower rate, several homeowners indicated they would be willing to be part of a group to be treated by Swingle. All homeowners in attendance agreed to let Swingle treat their respective ash trees (front yard only) as part of the overall HOA treatment. Homeowners also agreed to be billed individually for their respective treatment cost on a per tree basis. **Gary Steele moved and Ron Burns seconded a motion to allow the HOA to contract with Swingle Law Care to treat all common area ash trees and all individual homeowner ash trees in front yards. The motion passed.** It was noted that if anyone had already treated their ash trees, they would let Ru know so that those particular trees were not double treated.

It was also discussed that the Landscape Committee should determine a course of action for eventually replacing the ash trees and compare that with the cost of annually treating for ash boar.

4. **Common Area Path:** A solution for the run off in the common area path was debated. It was determined that the path was originally required to be there by Lakewood, however there is no indication that the city still requires the path. If a course of action to sod-over the path is decided upon, the HOA will double check with the city. **Ron Burns moved and Lee Brody seconded the HOA getting bids on what it would take to simply sod over the path. The motion passed.** Marc will take the lead on talking with landscaping companies.
5. **Exterior Fence:** Marc and Steve raised concerns with the potential costs associated with maintaining the exterior fence. Everyone agreed that the liability could be significant, but no one is ready to commit to a particular course of action at this point. Marc, along with Craig Braun, agreed to do an assessment and find more information about the status of the fence prior to the November meeting.

### **HOA COMMITTEES:**

1. **Social Committee:** Kathy Madden, Jake Kenney, and Jennifer Braun volunteered to be the 2017 social committee. They will plan the summer BBQ.

### **OPEN FORUM:**

1. **Weed Control:** Lee, on behalf of the Design Review Committee, noted that everyone needs to be more conscious of weed control. She noted that she'll likely ask the property managers to send out more warnings this summer than previous summers.
2. **House Painting:** Lee suggested that everyone will likely need to repaint their homes within the next two years based on the age of community. She brought with her an approved Sherwin Williams pamphlet showing the numerous approved color

combinations. She will make sure all homeowners have access to the pamphlet should they need it.

3. **Dog Poop:** Everyone was encouraged to clean up after their own dogs, and equally importantly, report all non-HOA neighbors to the city if they are seen leaving dog poop unattended in our community. There was also discussion of reposting signs warning those from outside the community that people will be reported if they do not clean up after their dogs.

**ADJOURNMENT AT 7:30 PM (moved by Ron Burns, second by Chuck Fabio)**

Respectfully submitted,  
Marc Reece  
Secretary, Stanton Hill HOA

# **STANTON HILL HOMEOWNERS' ASSOCIATION MEETING**

**THURSDAY, NOV. 3, 2016**

**LINKS RECREATION CENTER**

**OFFICIAL MEETING MINUTES**

**CALL TO ORDER AND ATTENDANCE:** HOA Board President Kevin Booth called the meeting to order at 6:34 PM and a quorum was established. 20 of 25 households were in attendance, 2 of which were by proxy, exceeding the quorum needed. Forrest Scruggs of Realty One, our property manager, was not in attendance due to surgery.

**WELCOME:** Kevin welcomed and thanked everyone for coming. Packets of his PowerPoint presentation, year-to-date financials and April's meeting minutes were passed out to the participants.

New neighbors were introduced and welcomed – Joe Pierzchala, Amir and Monica Heydari, and Chih-Tun Lee. Mr. Lee was the only new neighbor in attendance and those present introduced themselves to him.

**MINUTES:** A motion to approve the minutes from the April, 2016 HOA meeting was made by Jennifer Braun and seconded by Ru Ciel. The minutes were approved as presented.

## **OLD BUSINESS:**

1. **SUMMER BBQ:** The well-attended community Block Party/BBQ this summer was a roaring success. Pictures from the BBQ were sent out to everyone previously. Our thanks to Kerri Booth and Miriam Reece for organizing such a wonderful event, and of course to our chefs, Kevin Booth and Marc Reece. What started at 11 AM ended well into the evening. No one wanted to leave.
2. **EVA ROCK REPLACEMENT:** Accomplished over the summer was the EVA improvement and rock replacement at the west end cul-de-sac. Olson Lawn Care was awarded the job and the cost came in under budget.
3. **2016 BUDGET PERFORMANCE:** Kevin discussed the performance of the 2016 budget in great length. He showed where, as an HOA, we are underperforming this year and will definitely be underperforming in 2017. Expenses are definitely rising and the HOA is not able to put 10% into reserves which is needed for an HOA compliance to remain in good standing. Our HOA dues have not been increased since 2008. Our HOA had issues with Olson Lawn Care and sprinkler leaks; we are working on getting a price adjustment from Bancroft water due to sprinkler leaks.

## **NEW BUSINESS:**

1. **INCREASE IN HOA DUES:** Kevin again explained that in order for an HOA to remain in good standing 10% of the dues must be retained and put into reserves each year. In 2015, we retained 0% and in 2016 we retained 0%. Our HOA has not been able to do this as we are a user of cash with nothing left over. This is the 9<sup>th</sup> year dues have not increased. We are looking at repair of the perimeter fencing coming up as a major expense. It is the recommendation of the Board to increase the dues from \$165 to \$200 quarterly, up \$35 per quarter per household. Kevin projected that this increase should last 3-5 years. There may be an adjustment for the late fee also (board to assess).

A suggestion was made by Lee Brodie to build in a yearly rate increase. Ron Burns wanted to know if the dues can also be reduced if that time should come. The answer was "yes".

A motion was made by Tom Redfield to increase the HOA dues to \$200 quarterly and this was seconded by Lee Brodie. By a show of hands, this motion was overwhelmingly approved.

2. **COMMON AREA DIRT PATH:** It was decided to address this dirt path in the common area in 2017. One suggestion was to sod this path as hardly anyone ever uses it and it has been nothing but problems (weeds and ruts with runoff). The Landscape Committee will look into costs and report back at the April, 2017 meeting.
3. **2017 PROPOSED BUDGET:** Kevin discussed the 2017 budgeted expenses in detail. Landscaping is out for bid. Jan Woelffer called several trash removal companies and, after discussion, it was decided to stay with Waste Management as everyone is pleased with their service. There would only be a \$1.40 saving per household per month to change to Pro Disposal. With the dues increase for 2017, our budget will result in \$4,547 bottom line with 10% (\$2,000) going into reserves for good standing and \$2547 extra for the HOA to save for future projects. A motion was made by Fernando Boschini to accept the 2017 budget; Steve Abraham seconded. A vote was taken and the 2017 budget was approved.
4. **EMERALD ASH BORER:** Ru Ciel brought up her concern for our neighborhood ash trees. The Emerald Ash Borer is creeping closer and it is recommended that the ash trees be treated for this disease. Even if treated there is no guarantee that the tree will survive if this insect is out to destroy the tree. This treatment is estimated to be \$70-\$100 per tree. Landscape committee to propose formal funding request for six common area Ash tree at April, 2017 meeting.

It is important for all homeowners to understand that the trees between the sidewalk and street on their property are the responsibility of the homeowner.

Homeowners are responsible for having the ash trees treated. If the tree dies, the homeowner is still responsible for removing the dead tree and replacing it with an acceptable tree as per Lakewood guidelines. It is the HOA's responsibility to treat and/or replace the ash trees in the common areas. Treatment will be decided on at the April, 2017 meeting. Arbor Pro was one company suggested who can treat trees for the Emerald Ash Borer; they can be reached at (303) 935- 0005 (treatment can be done in the fall). Katherine Madden will discuss group rates for the treatment with Arbor Pro and let the homeowners know.

5. **NEW BOARD POSITIONS:** The three-year terms for Kevin Booth as President and Katherine Madden as Secretary ends at the end of this year. Steve Abraham has volunteered to be the HOA next President and Marc Reece volunteered to be Secretary/Treasurer. A motion was made by Rick Dannelly to accept Steve and Marc as the new HOA board members for the 2017-2019 term and this was unanimously passed. Congratulations to Steve and Marc.

#### **OTHER NEW BUSINESS:**

It was brought up by Rick Dannelly that homeowners keep their outside lights on all night for security reasons. It was noted that this neighborhood is very dark at night, especially since there are only two street lights. This would be for security and safety reasons, as well as helping to keep wild life away from houses.

Rick also noted that the electrical access panel on the lamp post by Lee Brodie's house was open. He volunteered to call the City of Lakewood to report it. Thank you, Rick.

Craig Braun brought up the fact that there are still some sidewalks that need heaving (leveling) on west Kentucky. Katherine Madden will call the city about this.

#### **ADJOURNMENT AT 7:27 PM**

Respectfully submitted,  
Katherine H. Madden  
Secretary, Stanton Hill HOA