

Meeting of the Board of Directors
Cottages at Crescent Park HOA
January 26, 2022

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3:30 – 5:00pm
Virtual Video Meeting

Present: Officers: Christina Simpson, Richard Smith, Steve Denman,
Residents: none
HOA Management: Ron Kahn
Reported by: Richard Smith, Secretary
Date of Report:

I. Call to Order & Roll Call - The meeting was called to order at 3:32 pm by Christina Simpson and a quorum was present.

II. Approval of Meeting Agenda - The following items were added to the agenda:

Old Business - Arrowhead update

New Business - Ron's retirement announcement, landscape for 2022, maintenance and capital expenses for 2022.

Christina made a motion to approve the agenda. Steve seconded. Agenda was unanimously approved.

III. Board Member Positions: Christina remains as President, Steve remains as Treasurer, Richard is the new Secretary

IV. OpenForum - None

V. Approval of Minutes from October 28, 2022, Board Meeting. Steve made a motion to approve the minutes, Christina seconded. Minutes were approved unanimously.

VI. Review of 2021 Year-to-Date Financials - Budget was reviewed and discussed. Steve made a motion to move money in Operating Account (\$5296.69) to Reserve Account. Christina seconded. Move and Budget were unanimously approved.

VI. Old Business

- a. Arrowhead - Tree trimming per contract (up to a height of 10 feet) is not completed yet. Street trees per Denver requirements: 8 feet minimum above streets, sidewalks, alleys. Ron will follow-up with Arrowhead.
Ron to release January payment because fall cleanup is finished.

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VII. New Business

- a. Revised Parking Policy - Revisions to the Parking Resolution of Cottages at Crescent Park Homeowners Association dated May 1, 2016, to take effect on February 10, 2022. Steve moved to adopt; Christina seconded. Passed unanimously.
- b. Ron Kahn retirement. Ron will be retiring at the end of the year and leaving as manager of the HOA, (GOOD LUCK and many happy travels to Ron!)
- c. Landscape and snow removal contracts. Existing contract with Arrowhead ends on March 31. Ron is getting proposals from Arrowhead and Keesen and will send to Board for review.
- d. Maintenance and Capital Expenses - the following are possible expenses for 2022 not under contract: mulch in spring; walkway light repair/replacement; sewer inspection; sealant in concrete joints. Chlorosis tree injections will be done per contract with Davey Tree.

IX. Remainder of Board Meetings for 2022 - April 27, July 27, October 26 all at 3:30 p.m.;
December 21 Annual Meeting at 6:00 p.m.

VIII. Adjournment - Christina made a motion to adjourn the meeting. Richard seconded. The meeting was adjourned at 4:41 p.m.


Signature

4/27/22
Date