

The Village at McCoy-Jensen
HOA Meeting Minutes
November 15, 2018

Call to Order and President's Remarks: Barbara LaGuardia, President, welcomed everyone. She noted that a quorum was present. Forrest Scruggs of Realty One was unable to attend for health reasons. Our Board asked Forrest for a letter that would address the recent break-in at their offices. We felt it would be important to understand what steps they would be taking regarding our security going forward. Barb read the letter aloud. Forrest outlined the additional measure they have taken. They now have outside cameras, added a security system and put locks on all files. Checks dropped off will be secured in a locking file cabinet. The Wells Fargo and Village Trust accounts were canceled and new accounts were opened. Discussion was held following the reading of Forrest's letter with comments from member about having closed their accounts and how difficult that process was. Also, it was suggested that the Board write a letter to Realty One expressing our concerns about their business practices with regard to the handling of checks they receive for dues payments. It seemed to some members like they were not being deposited in a timely manner or not being logged when they were received. We would like them to respond to a request for reassurance that they are going to change their business practices to protect us as their client.

Barb stated that since it is the season for giving thanks, she wanted to thank all the members of the community for making it a community, not a "housing development". She feels that we are fortunate that we try to look out for one another and care about each other. She said she loves living here and hopes we all do too. Barb thanked John Lopez for all his work on the grounds, Corky and Jeanette for their work in the gardens, along with O D, who also trims trees for us. She commented on the hard work that the Board and Dennis Nesheim put in on the budget this year. It involved many hours in meetings, between the budget and getting our contracts lined up for the coming year. The Board members also spent about 30 minutes per home, as the painting of each was completed, to inspect for things that needed attention. She asked for community members to remember how important volunteerism is, but that as we are getting older it's harder to give our time physically and mentally (we have other more fun things to do with our time!). Costs for services for everything are going up and we will see that reflected in the budget as we look at that tonight.

Secretary's Report: Lauren Ehrhardt asked for comments, suggestions, corrections to the August minutes. A suggestion was made to begin **delivery of the minutes by email** rather than door delivery. It was decided that we can save trees by using email and hand delivering to those whose emails we do not have. **This will start with the November minutes.** Barb thanked Tom Teske for the great job he's doing with the Village Voice, which he also emails and hand delivers to those who request it. The minutes were approved.

Treasurer's Report: Barb Kemper stated members will see that she included a little more detail in the report to show the money we've spent this year from the Reserve accounts. We are still completing our final payment to Stellar, the painting company. She also listed the things we have used the Reserve monies for. The Budget Report for 2019 is attached. It was difficult work to figure it all out and to make all the numbers come together. The report was approved.

Committee Reports

Architectural: Tom Teske reported the following-**2649** has a new front door, **2688** did some landscaping, added new front, back and security door, **2665** did some deck/patio and cover work along with some landscaping, **2679** put a new front door, **2649** added a storm door on the front, **2659** put in a

small portable water feature, **2661** did some landscaping.

Landscaping: O D reported that Keesen came out at the end of October to blow out the sprinkler system. They have been out a couple of times to rake leaves. SavATree did the last weed and feed and some tree spraying. O D thanked Corky, Jeanette and Mary Heuwinkel for their help in the front beds, as well as John Lopez for his work on the sprinkler system. It helps a lot. O D has a new pole saw with a small chain saw on the end and has been doing some trimming around the hood.

Water Liaison: Lauren Ehrhardt reported that YTD (10/15) we used 3,227,000 gallons which was 67% of our budget. For October 1-15 we used 544,000 gallons@107% of our budget.

Social Committee: Jeanette Teske reported that the men are still meeting for **breakfast** the 1st Wednesday of the month at 8 am at The Den at Fox Hollow. The ladies meet on the 3rd Wednesday at 9 a.m. (note time change starting this month) at the Homestead golf course. We had a **painters' appreciation luncheon** in Teskes back yard in August. They were very appreciative. On **Labor Day** we gathered at the gazebo to enjoy sandwiches provided by Jeff and Jeannine Hsiung's sandwich shop and delicious sides brought by everyone else. The Teskes hosted their 3rd annual **Halloween party**. **Dee Chalkey** had an open house on Nov. 14 where she showed her art and crafts for sale. The **Christmas luncheon** will be at noon on Dec. 1 at the Lakewood Country Club. Your envelope with payment is due to Jeanette Teske by Nov. 24.

Old Business: Barb LaGuardia reported that the painting is done! Be sure to keep your extra paint in your basement so it doesn't freeze. We found that we spent more money on carpentry and repairs than we estimated initially.

New Business: Barb let us know that we have a new **South Waste** (trash) contract and that our pickup day will change from **Thursday to Tuesday beginning January 1**. Recycle will continue to be the first and third week as usual. Please be sure to call them to let them know if you have big items for pickup.

Realty One's contract is the same again this year. O D explained that all of our contracts are spelled out for any services we have in the neighborhood. **Keesen's** contract has been renewed for two years at the same rate. They are charging us \$18,076 (increase of \$244. 24) **SavATree** is an annual contract. Cost for this year is \$18,527 (\$3230 increase). **Snow Removal** using Labor Finders has become difficult to staff. O D has gotten bids from several companies and the Board met three times before choosing a company called Westside Grounds. They work on Sundays and holidays. They also service the nearby communities of One Bear Creek and Primrose West. Our contract with them goes from October 1 to May 31. They only use shovels. They will send a five-man crew. We will not be using the 3 inch snow trigger and now will use a 2 inch measure (they do the measuring). Their day starts around midnight where they go to commercial properties and they would come here after 7 a.m. They may have to come more than once during the day, depending on the size of the storm. We will be paying them \$85/hr. per person. It was noted that costs for everything are going up and this is no exception. But the Board feels that we need to have a dependable service that takes the burden off of the homeowners. Because we had to change the snow trigger, that involved changing a rule in our Community Guide: Rules and Regulations. Barb has a copy of the way it has been written to redefine the snow depth. She has copies for anyone who would like one.

2019 Budget/Dues: Tom Teske spoke about having worked with annual budgets for many years in his job and is very impressed with both our Board and our larger Finance Committee and the care and professionalism with which they worked.

The **HOA Dues** are locked in at \$150 and that was set in 1991. Added to that has been a supplementary assessment which brings our “combination” dues to \$209 a month. After lots of discussion and unanimous agreement, the Board is raising the total to \$250. Of the increase of \$41 a month, \$26.42, goes to snow removal. Our snow removal budget has increased from \$3000 to \$16000. All of us felt it's time to bite the bullet because our residents deserve better service and we don't need to have O D out there supervising the workers. We don't want to perpetuate that. Since we are paying Westside Grounds by the hour we had to set our budget looking at average snowfalls, also comparing other companies who would charge a monthly contract where we would pay whether they shovel or not. In reality what will be spent is unknown and it is set up with that potential. The remaining amount, \$14.58, will be used mostly for landscaping increases and possible insurance increases. The last increase in the “combination” dues was in 2015 in the amount of \$17. So if you take the snow removal piece out, this is a smaller increase than it was then.

The new dues will take effect on January 1, 2019. We have let Realty One know so they can generate new coupon books, etc.

Homeowners Forum: A comment regarding the use of Realty One as our property manager was that they charge us a very reasonable fee, however; there have been incidents of careless bookkeeping that could have resulted in the HOA being turned over to collections. We are required by our Covenants to shop for a management company every five years. Our HOA Board is very hands-on in that we secure our own contracts for all of our services even though Realty One would handle that if we wanted. Another comment by someone who has had experiences with other management companies was that Realty One is very easy to work with.

Wayne and Margene Hamilton thanked everyone for their kind thoughts and cards regarding the passing of Wayne's father.

Jeanette suggested that if you have anything in the Care and Share department, you might want to let Tom know so that he can put it in the Village Voice or send an email if necessary.

Jane Breed wanted to know if there would be a golf cart or something available to shuttle people who need help in and out of the building at the Christmas luncheon. Marlene Allen thanked O D for coming over to fix a leaky gutter after she asked him if he knew who she could contact to fix it. Nice work, O D. Joe Towey thanked Tom Teske for how well he presented the budget to us, especially in light of the fact that it involved a dues increase.

Duane has been on the phone with the Post Office (Amherst Station, Denver main office and Washington D.C.) regarding our late delivery each day. It seems there is a shortage of help with mail sorting in the morning in order to get the others out on their routes at the Amherst Station. So our mail person gets a late start with his route because he helps with the sorting first.

Meeting was adjourned.

**Next quarterly meeting
Thursday, February 21 at 7:00 pm.
Bear Valley Church**

Respectfully submitted by Lauren Ehrhardt, HOA Secretary

**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 4th for supper.

Coming soon is a Painter Appreciation pot luck lunch to be held at the north end on Wed. August 29th 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 3rd 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 (21st) 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 1st and 3rd 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
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 (Dixon) 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 5th. 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 Kenper 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