

Subject: HOA MEETING May 9, 2021

From: Nancy Weiler <weilernancy@gmail.com>

Date: Mon, May 17, 2021 6:32 pm

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

Attending: Jeanne Larson, Nancy Weiler, Forrest Scruggs by conference call.

Called to order at 5:02 pm.

APRIL MINUTES

April minutes approved by attending members.

FENCES

The new fences need to be sealed to protect the wood.

Jeanne and her son may complete the project.

FINANCIALS

April Financials approved by attending members.

PROFILE SHEETS

Forrest will complete a list as soon as possible of the number of profiles that have been turned in.

Are there any issues that are apparent.

FIRE LANES

Cost pending - Jeanne and Nancy will check into what is required for this project by calling the WheatRidge Fire Marshal.

Looking at putting fire lands on the north part of the complex.

DOGS

Have letters been sent to residents concerning the number of dogs allowed per unit.

Unit # 4621

Unit # 4625

Unit # 4669

Please check with Dana - thanks

TREE REMOVAL

Tabled for cost.

BALANCES

Forrest will keep the balances up to date.

LAWN CARE

Jeanne and Nancy will not be able to do lawn care in June.

Jeanne will find someone to mow the lawn.

NEXT MEETING

Next meeting is July 12, 2021 at Nancy's house at 5:00pm.

Meeting adjourned at 5:45pm.

Subject: HOA Board Meeting March 8, 2021

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, Mar 10, 2021 9:27 pm

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

Called to order 5:00 pm.

Members attending: Jeanne Larson, Nancy Weiler, Forrest Seruggs (conference call)

FINANCIALS

Jeanne needs to be repaid for the monies she has spent for the newly installed safety lighting.

Balances are in good shape.

One delinquent account - payment pending.

Snow removal more than usual - have had more snow this year so far.

February Minutes have been approved by the Board.

OLD BUSINESS

Tree trimming is complete - job was well done.

Fences have been replaced and repaired where needed at this time.

The company did a good job.

Realty One will schedule a date and time to apply sealant to the new fences to protect the wood.

Notify Jeanne of the date when sealant will be applied.

Jeanne will make sure the residents have their gates unlocked.

NEW BUSINESS

We need to look into Spring Clean - up day and time.

The 'NO TRESPASSING' signs need to be re-done with a sturdier base.

New Board Member - looking for a volunteer.

The new safety lights on the south side are proving to be a good addition to the garages.

The residents like them.

They put out a good amount of light at night.

Thinking of installing cameras - need to check on privacy rules.

There has been a higher number of car break - ins and car damage lately.

The police have taken reports.

One arrest.

Landscaping

Jeanne and Nancy will again work on the grounds when the weather warms.

Jeanne will find someone to do our lawn maintenance.

Annual meeting tabled till May or later due to Covid.

Jeanne would like to be informed as to the response to the Safety Letter Profile Sheet.

All residents need to adhere to the Profile Sheet to protect everyone incase of dog bites.

Next meeting April 12, 2021 at 5:00pm.Meeting adjourned at 5:30pm.

Subject: HOA Meeting February 8, 2021

From: Nancy Weiler <weilernancy@gmail.com>

Date: Thu, Feb 18, 2021 7:48 pm

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

Meeting called to order at 5:00 pm.

Attending: Jeanne Larson, Nancy Weiler

January Minutes

Motion to approve by Jeanne - seconded by Nancy

Budget Approval

Tabled till March meeting.

Financials

Motioned to approve by Jeanne - seconded by Nancy

Fences

The locators and repairs/replacements should be completed by early March.

Tree Pruning

The south side trees behind units should be pruned by the end of February.

Check with Forrest for the date.

Security Lights

Jeanne and Donna have installed the new security lights on the southside units.

They are located on the garages half way between the two units.

We want to wait and see how well they work before installing them on the north side.

Jeanne paid with her personal finances for the security lights -

Jeanne will submit a receipt to Realty One for reimbursement.

Calendar

The Board meeting time needs to be changed to 5:00 pm instead of 5:30 pm.

Annual Meeting

The annual meeting will be tabled until it is safe to have it.

New Board Member

The Board is seeking a new board member.

Next Meeting

The next meeting will be March 8, 2021

At Nancy Weiler's house at 5:00 pm.

The meeting was adjourned at 6:00 pm.

Subject: HOA MEETING January 11,2021

From: Nancy Weiler <weilernancy@gmail.com>

Date: Wed, Jan 13, 2021 10:53 am

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 5:00pm

Members attending: Jeanne Larson, Nancy Weiler, Forrest Scruggs by phone

Meeting Calendar

The meeting time printed on the calendar should be 5:00 pm instead of 5:30 pm.

October Minutes

Approved by board.

November Minutes

Approved by board.

OLD BUSINESS

Budget not approved yet.

Security of Independence Square

There have been several discussions as to how to make the units more secure due to the increase of vandalism and attempted break ins.

Security lighting is still being looked into.

Some residents have installed cameras in front of their units.

Vandalism of cars and attempted break ins have been recorded and given to police.

Profile Sheets have been proposed for every owner.

These would include the type and license plate numbers of residents vehicles -

Pets need current vaccine records including the breed and number of dogs in the units -

This information will be presented in the news letter.

Safety Reports - How many residents have returned their forms.

The Wheat Ridge Fire Department checks compliance.

Double Parking

Several residents have started double parking in fire lanes.

The board has photographed these violations.

A warning letter needs to be sent to these residents stating that the fire lanes need to be clear and further violations will include a fine.

Jeanne has the photos and unit numbers.

Late Payment

Late Association fees - we need to monitor unit #4681 for late payment.

HOA Income

Income for Association has been positive.

Insurance

HOA Insurance is ok as of this writing.

We are included in the standards used for Denver.

Snow Removal

The snow removal has been adequate so far.

Siding

The needed siding repair has been completed.

Trees

The tree pruning will be done in February.

NEW BUSINESS

Fencing

Chapman Fencing had taken a look at the repairs needed on the North and South sides.

There are several repairs or replacements needed.

Working towards a quote from the company.

Realty Ones Lawyer is handling issue with unit #4627

Next meeting February 8 at 5:00 pm.

Meeting adjourned at 5:30 pm.

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