

## Board Meeting June 24th:

1. Call to order: Kurt call to order at 6:35 PM
  - a. Attendance: David, Kurt, Phil, Eric, Jenny
  - b. Quorum achieved.
2. Newsletter
  - a. Got an offer from Nuechterlein Team to handle the newsletter for the neighborhood
  - b. Kurt is interested in opening it up into more of a bid situation, potential salesperson in their proposal would have to pay for our information
  - c. Kurt - Motion: To put a hold on the newsletters until the next meeting
    - i. Second: Jenny
    - ii. Vote:
      1. In favor: Kurt
      2. Against: Eric, David, Phil, Jenny
    - iii. Comments against motion for July and would like time to figure out what we should really do in regards to a newsletter
  - d. Put in YOM, design requirements, weeds, aspen trees and 4th of July, dues reminder
3. Insurance
  - a. Kurt believes we are not covered for our hoa sponsored events
  - b. Pose a couple hypotheticals
    - i. If a kid falls off a fire engine, is it the fire department, homeowner relative or the hoa
    - ii. If a kid lives in the neighborhood, trips somewhere on the island or elsewhere on the property where does the liability lie
    - iii. Sponsored events that happen on the island
    - iv. Sponsored events like the "parade" that goes through the streets and not necessarily on the property
    - v. Is there a difference between falling/tripping on the hoa property vs the same thing happened during a sponsored event
  - c. Everyone is in agreement with Kurt reaching out and figuring out how much coverage we have
4. Meeting frequency
  - a. Not knowing when meetings are is an issue with accountability and knowing when meetings are
  - b. No does it give homeowners the ability to speak to the board and allow themselves to be heard
  - c. Monthly is probably too much for a homeowner meetings
  - d. We should have open meetings for homeowner to provide comments and to learn about financials and then the board can have an executive session after
  - e. Quarterly seems to be a good middle ground between monthly and quarterly meetings

- f. Kurt to start an email thread about starting board meetings quarterly to allow homeowners time to enter feedback
- 5. Website issues
  - a. Nothing really discussed here
- 6. Discuss the need for an audit and a reserve study to be performed
  - a. These are necessary to help answer some of the questions about what is necessary and how much we can afford
  - b. Need a CPA
  - c. Kurt asked for the contract from the lawyer firm we have
  - d. Kurt - Motion: To obtain 3 bids to have an audit performed on the financials
    - i. Second: David
    - ii. Vote: no opposition all in favor
    - iii. Need to find out if we need a certified audit or not
- 7. David - Motion: All steps be taken to ensure adequate current directors are on all the bank accounts.
  - a. Second: Jenny
  - b. Vote: No opposed all in favor
  - c. Jenny - Motion: Add Kurt Roy to Elevations Credit Union account
    - i. Second: David
    - ii. Vote: No opposition, all in favor
  - d. Phil - Motion: Add Kurt Roy and Jenny Wawrzynczk and remove Vann as appropriate to Bank of West account
    - i. Second: Eric
    - ii. Vote: no opposition, all in favor
- 8. Discuss property management needs of community
  - a. The amount of laws and things that have changed over time to make it
  - b. CAM - community association manager <- need lawyer to tell us whether or not we need them, might be required by DORA
    - i. Kurt believes our HOA falls under the requirement for having a CAM
    - ii. David believes Bernie should be here
  - c. Be an opportunity to be more organized and having historical knowledge passed down;
  - d. We'd like to gather information by inviting someone who does CAM work so we can figure out any function or value add they could have for the HOA
- 9. Fence repair:
  - a. It appears there is no property coverage for the fence damage. Homeowner called enquiring on status and I told her: Our previously used repair person has moved out of state and I need to get new companies to provide us bids. I will call some places today and see if we can get a repair approved by the board and repair started. I will also likely buy some temporary fencing to cover the hole as there is some concern of critters from the far field to the south entering their yard.
  - b. Phil - Motion to authorize up to 2 grand to Bernie's discretion to fix the damaged fence ASAP and keep the board apprised of the costs

- i. Second: Eric
- ii. Vote: no opposition, all in favor

10. Tree ash borer treatment:

- a. The island has an ash and some evergreens. St Vrain tree care has sent their bi-yearly proposal to introduce treatments for our trees and it is ~\$865. I recommend doing. This as this is the best treatment we can do for the borer. I have experience with St. Vrain as they treat my ash and have always done a great job. I need approval for this.
- b. David Motion - Not to treat the ash tree for ash borer
- c. Phil Motion - due to lack of time table this discussion until next time
  - i. Second: Jenny
  - ii. Vote: any opposition, all in favor

11. Investment criteria/committee

- a. No discussion, tabled for next time

12. Cash controls

- a. No discussion, tabled for next time

13. Closing: