

Minutes of HOA Regular Board Meeting of August 18, 2014

Board members present:

David Weinberg, Treasurer and Acting President

Rosalyn Weller, Secretary

Bilge Birsoy, Director at Large

Craig Gaskill, Director at Large, Maintenance Manager

Harmony Kwiker, Director at Large

Alan Olson, Director at Large, Web Manager

Sharon Steele, Director at Large

Robert Taylor, Director at Large

Board members absent (with notice):

Raven Astrom, Vice President; note: she is leaving the board but will stay on the social committee until the next Easter egg hunt. Thus, we need a new Vice President.

Heather Staples, Director at Large

Agenda Overview:

1. Facebook update
2. Oktoberfest plans
3. Lawyer
4. Storage unit
5. Maintenance
6. Sidewalk and fence infractions
7. Yard-of-the-month proposal
8. Communication
9. Treasurer's report
10. Newsletter content
11. Noncompliant trailer

Business:

The meeting took place at Three Margaritas on Hover and started at 6:10 p.m.

1. A board member informed us about the present status of the HOA Facebook page. She asked the previous administrator of the Facebook page to add her as an administrator. Due to some details about meshing the old vs. new Facebook page, there will be no mention of the Facebook page in the upcoming newsletter. It was suggested that our Facebook page might contain recommendations for roofers, painters, etc. Other board members suggested alternatives to Facebook that we might also consider (NextDoor, Websap).
2. The board member representing the Social Committee reported that the date for the neighborhood Oktoberfest had been changed from September 20 to 27 at the request of some of the social committee members because of conflicts with September 20. The social committee suggested that we also invite our neighbors from Creekside because, among other reasons, they have more homebrewers. The board voted to invite Creekside. There was some discussion as to whether the board would have to buy commercial (non-homebrew) beer for the event, if not enough brewers come with their beer. The social committee will see if they can get some beer or merchandise donations for the event. The President asked that the board hear more details from the social committee as the planning for the event continues. The social committee could still use another person or two to help the day of the event.
3. The president discussed the pros and cons of our possible new lawyer, Jessica Miller, vs. our previous lawyer, Tom Moore. The President said that he was concerned about Jessica asking for a \$1000 retainer and what he perceived as her extreme formality. He proposed that we use our previous lawyer for doing lien letters, advising us about our lien procedures, and possible mediation. In the event of litigation, he suggested we might use Jessica Miller or a different lawyer. Another board member wondered whether we were ready to forgive the old lawyer for contributing to us losing the fence litigation due to the statute of limitations. After some discussion, the board voted to not hire Jessica Miller at the present time and to rehire the previous lawyer, Tom Moore, for day-to-day legal needs, with the understanding that we can step up to Jessica Miller if the need arises.
4. There was some discussion of what was going on with our storage unit at Attic Storage and whether we needed to continue to use it. As the monthly rental charge is \$60, the President questioned whether we needed a rental storage unit if its contents were just supplies that could be easily replaced anew each year at much lower cost. The President suggested that for the present time, we not pay to have a storage unit. (This would save us \$720/year.) The board agreed.
5. The Maintenance Chair opened discussion about the maintenance of our HOA areas, the subdivision entrances at Sunset and Creekside, and at Creekside and Plateau, and the Eagleview Island. The discussion was predicated by complaints from some homeowners about what they perceived as a downward spiral in the appearance of these areas over the years and especially

last year (see letter previously forwarded to the board). A board member said that given our recent revision of the HOA Property Guidelines in which we stated that homeowners should preserve the attractive appearance of their landscaping by trimming, edging, maintaining the integrity of the sidewalk, etc., she felt that it was derelict on the board's part to not maintain our own HOA property in a similar manner. It turns out that our current maintenance contract with Choice Residential Lawn Care only includes mowing 1/week and weed-whacking (2/month) along the perimeter fence, with anything else such as weeding having to be requested, and at an additional cost (\$35/hr). Thus, one board member voluntarily weeded many of our areas earlier in the summer, but weeds had returned (photos submitted to board). Choice Residential Lawn Care is being sold, so we will be free to use another company next year. The Maintenance Chair presented 3 estimates for pulling the rock at our 3 areas, replacing the ground cover and thus getting rid of the dirt that had blown above it, and replacing the rock. The estimates ranged from \$1275 to \$2150. The Treasurer pointed out that our current annual budget for landscaping was only \$3000. Thus, there is not enough money to do an entire rock removal project this year, and additional money would have to be budgeted into landscaping to do it next year. It was noted that the rocks at one of the entrances (on Plateau) were only 3 years old, illustrating how rapidly weeds could appear even with new ground cover. There was some discussion of the pros and cons of just spraying a product such as Roundup to control weeds, vs. weeding, vs. moving the rocks and replacing the ground cover. It was decided to finish out the year with the current lawn service, with volunteer board members weeding and spraying our entrances. As for next year, the Maintenance Chair and another board member will generate a "standard of care" list of what we should do to maintain our property that, after being reviewed by the board, will be used to decide what to do and what lawn/landscaping service we hire. Costs will likely be higher. The Maintenance Chair also reported about our drainage into Left Hand Creek. He said that he had spoken with the city and they planned to start working on the water runoff region (along the creek west of the bridge at Sunset) by the end of August.

6. At the President's request, the last newsletter contained a request that homeowners maintain the integrity of their sidewalk by trimming bushes or plants that grew across it, and by cutting overhanging tree limbs to the 8 ft. height required by Longmont. The newsletter also reminded homeowners to not have any of their plantings touch or grow over the HOA-owned perimeter fence. The board will be sending out infraction notices. The Architectural Review Committee and Secretary will prepare the letters. The President also suggested sending letters related to tree branches overgrowing side fences, but as there is no city regulation about this, this will not be done.
7. A board member presented the idea of a "yard of the month" friendly competition for the nicest looking yard visible from the street (think "curb appeal"). Rainbow Ridge has such a program, and Creekside is starting a yard of the summer contest. It was suggested that we model our program after Rainbow Ridge's: they have a sign that is moved from yard to yard, and the monthly winner also receives a \$30 gift certificate to The Flower Bin. Thus, the total cost would be 3 x \$30 plus the \$60 or so for the sign from Office Depot (< \$200 total). The board voted to

approve the idea. It was not decided what committee would do the selection, whether the architectural or social committee or a new committee.

8. The President raised the issue of who should respond to emails or other communications sent directly to the board. He did not want a board member sending too informal or a non-informative response off the fly. He suggested that the board member responding to a communication should be appropriate for the query, and the board member might want to get input from other board members before sending a response.
9. The Treasurer presented a report. A few homeowners still owe dues.
10. The Secretary asked for ideas for newsletter content. The board suggested she mention the successful garage sale the HOA sponsored in July, as well as the upcoming Oktoberfest.
11. It was noted that a homeowner has a non-compliant trailer parked in their driveway. The board decided to have an infraction letter sent to them.

The meeting was adjourned at 8:45 p.m.