

Minutes of HOA Regular Board Meeting of March 9, 2015

Board and other members present:

David Weinberg, Treasurer and Acting President

Alan Olson, Vice-President, Web Manager

Rosalyn Weller, Secretary

Heather Staples, Director at Large

Sharon Steele, Director at Large, Architectural Control Committee

Robert Taylor, Director at Large, Architectural Control Committee

Craig Gaskill, Maintenance Manager

Board member absent (with notice):

Bilge Birsoy, Director at Large

Board member who resigned from board prior to meeting:

Harmony Kwiker, Director at Large

Agenda Overview:

1. Selection of a business for lawn/landscaping care for 2015
2. Board vote on 9 state-mandated policies prepared by law firm
3. Review of draft of revised Bylaws prepared by law firm
4. Perimeter fence issues
5. Need to update Property Guidelines

Business:

The meeting took place at 3 Margaritas on Hover and started at 6:05 p.m. No homeowners other than the board or other members listed as present above attended.

1. Selection of a business for our lawn and landscaping care for 2015. The Maintenance Manager reviewed the bids we received from four businesses, Napp Landscape Services, J & L Lawnscape, High Plains Landscaping and Irrigation, and Best Bid of Boulder. Napp Landscape Services was selected, based on the detail of their bid and its cost (\$5138, not including an additional \$1852.50 for one-time spring leaf clean-up along the perimeter fence). However, the Maintenance Manager will ask Napp if they could do the clean-up for \$500 after board members pick up trash and large branches.

2. The board unanimously voted to approve the 9 state mandated policies on topics such as rule enforcement and collection of assessments prepared for us by the Hindman Sanchez law firm. The policies can be found at www.fachoa.org/documents.html.
3. A director briefly reviewed significant items in the updated/revised draft of our Bylaws prepared for us by the Hindman Sanchez law firm. One noteworthy item was changing the quorum for the first attempt at the annual homeowner meeting from 50% to 15% of members. The board accepted the draft of the Bylaws with two additions, related to the quorum for a make-up meeting and situations in which a director wants to bid on a contract. The next step will be for the law firm to give us the final version of the revised Bylaws so that homeowners can review them before voting on them at the annual meeting, April 29. The new Bylaws will be posted at www.fachoa.org/documents.html.
4. The board discussed degradation to the HOA-owned perimeter fence occurring because homeowners have pushed soil or other landscaping elements in their backyards against the fence or from damage from overhanging tree branches or other vegetation. The board agreed that if part of the perimeter fence needs to be prematurely repaired or replaced due to homeowner negligence, the homeowner will be responsible for the costs of such fence work. However, this policy will not be enforced until the Property Guidelines are revised to include a section about the responsibilities of owners with an HOA-owned perimeter fence.
5. The board noted that the Property Guidelines need to be revised. Besides a section related to responsibilities for homeowners with the HOA-owned perimeter fence, we may need to update guidelines about porch or deck roofs (i.e., whether they could also be high-quality standing seam metal) and about copper trim.

The meeting was adjourned at 7:45 p.m.