

Minutes for HOA Board meeting April 27, 2022

Began 5:30pm Concluded 6:23pm in Green Park, In attendance Ken, Joan, Dan, Micki, Tonya, Nicole

1. Financials

Action: P&L handed out, balance is \$35201.28 minus double posted \$210 dues to be corrected, \$17.94 fee, Aaron's payment not yet cleared, and fence painting; Joan reconciled Quickbooks with online Banking

2. Fusion Property

Action: Request for more than once per month canvases by Fusion, now possible with full staffing; 2022 notices so far - 1 dog, 1 trailer (confirmed we follow city street regs of 72 hours), 4 weed/lawn; no further contact by anonymous caller threatening litigation for selective enforcement

3. Swing Set

Action: Board agrees to postpone replacement until Fall 2022

4. Cameras on Parks

Action: Add to Annual HOA Meeting for homeowners to vote on, light pole needs to be reinforced or replaced as unstable, possible new light/solar

5. Architecture Comm Regs

Action: Board will not draft new committee or regs, will enforce current HOA rule of earth tones for new requests; Joan will begin to include regs in letter to all new homeowners

6. Outstanding Dues

Action: None!

7. Online HOA Payment Conversion Update

Action: Joan checking options such as Venmo / Square, Alpine bank has not responded to query for possible routing; Board agrees with proceeding with using Quickbooks for online dues payments and Aaron's and Excel payments

8. Painting of Perimeter Fence

Action: Started Apr 27th, completion may be delayed due to weather

9. Irrigation

Action: Confirmed Aaron's will start sprinklers for common areas as soon as development water is turned on, will adjust sprinklers off of surrounding fencing; Dan to request notice from volunteers when pump is off over 24 hours; Dan will price shop on adding zone valves to prevent neighborhood-wide impact by single homeowner issues; Nicole presented old map of irrigation lines, will get copied to share; Dan is collecting videos / steps on irrigation processes from volunteers, possibly will post to Google docs; Nicole to research using Google for all HOA matters/email

10. Native Park

Action: Joan has Board approval to proceed with \$200 purchase of ground cover Sedum caudicola and mix of other native plant as presented options from Bookcliff Gardens, will initiate as soon as water is turned back on, she offered volunteer time for planting and watering

11. Aaron's Lawn Care and Weeds

Action: Fees will be increasing 3% in 2022; weekly mowing of drainage and green park to continue, sprinkler maintenance including timer between 5-10am and 7-10pm; weed spray at pump house, sidewalk of native park, south

entrances gravel, and fence perimeter as soon as painting is completed. Nicole requested ground clear for next Spring by Dan Saunders for permanent solution.

12. New Westwood Sign Replacement

Action: Board approved proceeding with options once fence repair is completed from auto accident

13. Tree Trimming

Action: Dan inquired about trimming limbs to prevent climbing, Fusion confirmed there is no HOA liability for possible injury, deferred until 2023

Respectfully Submitted,
Nicole Lopez

Final Approval:

Next Meeting: Wed August 3rd, 2022 at 5:30pm Green Park