

Minutes for HOA Board Meeting August 03, 2022 @ 5:30pm

Began 5:27pm and concluded 7:15pm in Green Park; Members in attendance Joan, Ken, Tonya, Dan, Nicole

1. Financials

Item: P&L presented and approved Balance of \$15055.69

Action: Xcel costs presented for FY21 v FY 22, monthly May (\$174.83) and June (\$231.14), report at Annual

Item: Savings by restricted watering hours = Daily costs FY21 \$12.34 v FY22 \$7.22

2. Fusion Property (Tonya excused early after presenting)

Item: 31 notices thru July, weeds/weeds+lawns/trash/dog/parking, 3 ended with fines

Action: Need to replace agency/contract effective 01/01/23, Tonya will email agency suggestions

Action: 2535A Shetland lawn notice follow-up, agree to suspend, but send notice for roofing

Action: Weed complaint 2545 Shetland, property under accident repair, but will send notice

Action: Significant water on F 1/2 Road, Dan to confirm address for notice

Action: Leaking property 654B Ignacio will send notice

Action: Need to identify agency and update CCR per 8/9 CO law (Certified mail \$7/letter, once every 30 days...)

3. Swing Set

Action: Replacement to be presented at Annual; estimate \$3888.39 from WillyGoat + \$4000 to install unless volunteers, Compliance audit \$500+\$250 quarterly for inspection/upkeep, new engineered mulch required \$33 yard x 10; recommend postponement until Fall 2023 due to fencing costs FY22

4. Green Park

Item: Remove cameras from agenda, no longer being considered

Action: Light Pole Replacement, present cost at Annual, Joan to get cost estimate and options

Action: Pipkins emailed timer complaint, Dan will confirm times of watering of park to ensure usage times are not impacted as complaint indicates, Nicole will include times on new notice and email

5. Online HOA Payment Conversion

Item: Utilize QuickBooks online, money transfer 1% fee max \$10, Invoice 2.9% + \$.25 as invoice sent to payee with button to click to enter payment

6. Painting Perimeter Fence

Item: All work and payments finalized

7. Irrigation

Item: Timer complaints for 5-10am / 7-10pm (8 hours/day)

Item: Nicole provided copies of irrigation lines/zones

Action: Leaking properties will get notices, homeowner liability, address at Annual

Action: Add pump timer Wed & Sat from 11:00-1:00 for homeowner sprinkler maintenance, Nicole to send email and post notice

8. Native Park

Action: Planting finalized, will add more native plants and mulch in 2023; Aaron's mowing strip along southwest property, Joan will inquire on monthly mowing of same area plus around bench/tree

Action: Fire hazards - Ken will contact Fire Marshall for input

9. Aaron's Lawn Care and Weeds

Item: Fees for current FY22 \$898.50, Aeration & fertilization planned for Spring 2023

Action: Early spring weed clear planned with existing HOA product supply, need volunteers, present at Annual

10. New Westwood Sign Replacement

Action: Options from Buds Signs presented ~\$350 for 3x6, Dan requested review of neighboring subdivisions, Joan will research signs from Your Sign Company

11. Poles for damaged signs

Action: Approved poles and costs installed by Dan

12. Annual Meeting schedule for September 14th 6:30pm

Action: Working Agenda Items-

Elections, volunteers - Frosts, 2534 Brenna?

Water, termites, mold issues, irrigation leaks/homeowner sidewalk injury liability

Thank you to all who worked on broken pipes and pump house 2022, Memorial of Ron-dedicating pump house?

Update on all 2022 activities - native park, sprinkler timers, strip of rocks & sprinkler mitigation

Weed spray Spring 2023 volunteers

Swing set vote

Light pole vote

Xcel savings/daily

Fusion total notices, increased costs due to certified mail and new regs

Possible potluck

Respectfully Submitted,

Nicole Lopez

08/04/22

Approved 08/08/22