

HRHOA Board Minutes
Senior Center @ 910 Longs Peak Avenue
6:30 p.m. April 16, 2014

Quorum Present: Nate Trick, Kathleen Graham, Lynn Karlin, Louise Johnson, Glenda Buzbee, Ruth Johnson, and Velia Wilder Meeting called to order at 6:35 p.m.

Absent: Judy Fritz and Phyllis Hoagland

Unit members present: Jean Breithaupt and Ruth Newell

Lynn Karlin moved and Velia Wilder seconded to approve the minutes after a correction to change 6 patios to 7 patios to be replaced. Passed

Lanny Kaufman of Kaufman & Associates gave a presentation on the drainage/patio project. Work will include excavation work, including removal of material and landfill fees; replacement of the 7 patios, replacing grass and nursery stock; relocation of irrigation system; concrete and fence work. Existing gates will be reused. Total cost for this project is \$42,124.00 Bid includes materials and labor. He could start work next Tuesday, depending upon the weather.

REPORTS:

1. **Trio Management** – Al Orendorff provided the status on monthly happenings.
 - a. All **entry lights** were checked and repaired as needed, including a broken conduit and GCFI.
 - b. **Unit 954** reported water dripping and a roofer inspected it. . Lynn moved and Ruth Johnson 2nd the motion to do the repairs on Unit 954. The board voted to do the necessary repairs. Cost estimated at \$375.00.
 - c. **McHugh** has not cased the original check #1082 for Unit 912 deck repair dated January 10, 2014. Al will check on this again.
 - d. **Nitro Green** has been scheduled to do 2 lawn fertilizations—a pre-emergent one in Spring and the second in the Fall.
 - e. Al requested that he get **hard copy statements** from 1st Bank so the he can reconcile his payment records, instead of online only.
2. **Financials** -- Lynn and Al Lynn reported that the account numbers will stay the same, but the new checks will start with a new numbering system. Lynn is reconciling the reserve accounts. (Approximately \$12,000). These will be entered by 2 month increments until we catch up. Al presented the board with the up-to-date Balance Sheet as of March 31, 2014.
3. **Covenant Violations** –The violation of “dog poop” was resolved.

UNFINISHED (old) BUSINESS:

1. The board discussed two law firms who had bid on **revising our bylaws and policies**. Kathleen moved and Glenda 2nd that we accept the Denver law firm of **Winzenburg, Leff, Purvis and Payne** for an estimate of \$2500-\$3000, as this firm specialized in HOA business. Passed unanimously.

2. On the issue of **patio repairs**, Ruth Johnson moved and Kathleen Graham seconded to accept the Lanny Kaufman & Associates' bid. Passed The board also decided not to hire Construction RX as a consultant on this project.
3. The **Architectural Design Committee** set up was postponed.
4. **Kathleen asked board members to check out our website.** www.hoverridgehoa.com and to give her needed input on the content by the end of April.
5. The **seal coating** on Hover Ridge Circle will be put of for one year.
6. **Perimeter fencing.** Lynn moved to repair the patio perimeter fencing as needed in critical spots. Velia Wilder seconded the motion. Passed
7. **Gutter extension** (other than on the 7 patio repair units) will be addressed later if money available.
8. **Ideal Irrigation** will be maintaining our irrigation system @ a cost of \$2,520 for Level 2 maintenance (biweekly check, activation and winterization).

NEW BUSINESS:

1. **The board began discussing the framework of the 2015 budget;** discussion to continue in May.
2. **Cleaning of dryer vents** (inside and outside) was discussed. This is to be the responsibility of the homeowner. Lynn Karlin volunteered to e-mail homeowners about cleaning dryer vent, which would become fire hazards if clogged. She will also seek out bids for doing vent cleaning, so that homeowners could batch work orders and get a price break.

FORUM: Jean Breithaupt asked to have the board's approval of her request for window replacement. Approval granted.

**MEETING ADJOURNED BY 8:50 P.M.
MEETING IS MAY 21, 2014**

NEXT REGULAR BOARD