

July 16, 2014 HR HOA Minutes
Senior Center 910 Longs Peak Ave.
6:30 p.m.

Quorum Present: Nate Trick, Lynn Karlin, Phyllis Hoagland, Glenda Buzbee, Velia Wilder, Ruth Johnson, and Kathleen Graham.. Absent: Louise Johnson and Judy Fritz
Homeowners Present: Jean Breithaupt and Ruth Newell

Meeting called to order at 6:37 p.m.

June Minutes approved. Moved by Ruth Johnson and 2nd by Glenda Buzbee

Reports: Al Orendorff reported that all financial items at the bank are now in order.

a. The 9th street repairs are delayed due to weather, and the excavator hired by Lenny had an unexpected inspection on another project in Boulder and had to reschedule.

b. The top railing should be done in the next two weeks.

c. The costs for finishing the 9th St. area may increase due to the cost of mulch, gravel and plant replacement. It was discussed whether to eliminate sod replacement which would mean less cost for watering and mowing. However, sod is cheaper than mulch.

d. **Trees/Bushes:** 1. Unit 925 has a tree with roots growing under their driveway and causing a crack. Al was directed to see if the owner is still willing to pay for the tree to be removed. He was also directed to get the repair costs for fixing the lawn after the tree is removed. The board is asking for clarification on this action, and it will be voted on after we see the cost for repairs. 2. On the question of tree pruning (where trees are hitting houses)—the cost is a little over \$1000 and Al said we have money for this in the budget line item—the board voted to approve the tree pruning.

e. It was determined that bush pruning is nonessential, and that the budget is limited so that needs to be put off until next year.

f. However, bushes that are crowding the sidewalks need to be identified, and necessary trimming only will be done.

g. Unit 944 had the fence rebuilt, due to rotten wood.

h. Unit 918 soffit and fascia repaired.

h. Unit 953 reported low tree branch

j. Unit 938 reported water in the basement, overflow in window well from heavy rain, due to downspouts not extended far enough.

k. Unit 954 reported water through the kitchen window; this is a window problem (not fascia) so it is the owner's responsibility.

Treasurer's Report:

a. Lynn Karlin reported finally getting hard copies of the checks,.

b. One of the CDs matures on July 28 and will automatically roll over for 6 months. Per previous plan to have CD's maturing as close to quarterly as possible, this CD (\$25,000) will be changed to 1 year, rather than allowing it to roll over for only 6 months, so that we have 3 CDs that mature on a near quarterly basis (November, January, and July).

The **budget is running at 112%**, which means we are running over in some major budget area expenses. We have cut back all we can for this budget year.

- c. Painting discussed; to be budgeted as operating expenses, rather than out of capital improvements. The 9th St. buildings are thought to be the oldest and need painting first.
- d. **Insurance** may go up to \$24,000 vs. \$16,000 (due to floods and fires). Insurance companies are going to add wind and hail deductibles; we will know this about 3 weeks before renewal. It was suggested that homeowners check their own individual insurance to see if they need more coverage.

Covenant Violations:

- a. Unit 951 red car violation
- b. Green pickup truck parked here a long time, and to whom does it belong ? We are waiting on Mollie's legal opinion to enforce violation notices.

Unfinished (old) business:

- a. Collection policies for late payments: Mollie said we can't exceed \$35 per occurrence in penalty fees.
- b. Lynn moved that we approve the **new policies to conform with the recent revisions to Colorado Statutes: Collection, Conduct of Meetings, Board Member conflict of interest, Enforcement policy, Inspection and copying Association records, Reserve Fund Investment Policy, and Dispute resolution.** Lynn K. moved and Ruth Johnson seconded approval of the policies. Unanimous approval of the board members present.
- c. Kathleen reported that the **new email system** is set up; she will call each member and get this done by the end of the July. Kathleen will call each board member and set up meeting times.
- d. **Dryer vents:** Communicate to unit owners of the need to clean dryer vents. Coupons will be printed by AI and delivered to the doors by Nate and helpers.
- e. Nate restated that the **road repairs are a high priority.**

Forum: No discussion

Adjournment: Ruth J. moved to adjourn the meeting at 8:57 p.m. Next meeting: August 20th

Respectfully submitted by Phyllis Hoagland and Louise Johnson