

## **June 18, 2014 HOA Minutes**

Senior Center, 910 Longs Peak Avenue

**Board Members Present:** Nate Trick, Glenda Buzbee, Phyllis Hoagland, Lynn Karlin, Velia Wilder, Louise Johnson, Judy Fritz, and Ruth Johnson **Absent:** Kathleen Graham

Also present: Ruth Newell, James Hendrickson, Carol Marks, and Jean Breithaupt

**Meeting called to order at 6:33 p.m. with a quorum present.**

**May minutes: Motion to approve by Lynn Karlin, seconded by Glenda Buzbee, passed.**

**Trio Property Management Report:** Al Orendorff updated the board on the 9<sup>th</sup> Street patio repairs. The project has gone a bit slower than expected. We are expecting the irrigation to be installed before the end of June so that we can water the grass in front of the 9<sup>th</sup> Street homes. Sod should be laid by mid July which is the last item for completion.. A water leak along 10<sup>th</sup> Avenue has been repaired. Al reported that the trees will be looked at again for trimming in the fall to see which ones are too close to roofs. Treatment of the trees by 973 was discussed. Treatment for Chlorosis would be \$160 x 3 applications. Recommended treatment is one spray ASAP, 2nd application in the fall and a 3<sup>rd</sup> application in the spring of 2015. There are no guarantees that the treatment will work, as there is about a 50/50 chance for survival; however, replacement costs for these trees is significantly higher. The cracks in the road could be repaired this year; then resurface the road at a later time. The cost for crack sealing was approximately \$2,300 and should be done in warm weather.

#918 has gutter and fascia issue that will be fixed by next week (cost under \$1000).

#925 is concerned about tree roots near driveway; board considering what to do. The owner offered to help offset the costs involved in this.

#940 unit owner replaced a dead bush with a lilac bush at the owner's expense with approval by the board.

#944 has tree growth interfering with the opening of the patio gate; dead branches, and tree roots.

Al showed us a foam insert that could be placed in gutters to keep leaves and debris out to save costs of gutter cleaning. These could be placed in gutters along 9<sup>th</sup> Ave or a few selected places to try them out. Al suggested that we consider this as a cost saving measure (foam inserts available at Costco @ \$35.00 for 30 feet).

**Financials Report by Lynn Karlin and Al Orendorff:** Lynn Karlin reported 1<sup>st</sup> Bank had reversed transactions in error, so she had to get that corrected. Corrections have been made. Hard copy statements will be mailed to Trio Property Management so that Al can reconcile the accounts.

Al is checking on our insurance and getting quotes to find the best deal. Al mentioned that Water costs have risen 30% this year. The 2015 budget is being roughed out, along with future projections.

**Covenant Violations:** Letters are being drafted to send out to residents who are violating parking rules in the neighborhood.

**Unfinished (Old) Business:** (a) Website content postponed because of Kathleen's absence.

(b) The board is going to verify the price of the dryer vent cleaning and send letters to residents on how to sign up with the dryer vent company.

(c) Lawyer (Molly Foley-Healy) is working on realigning our documents with the state HOA standards.

(d) In regard to the cracks in our streets, \$2,200 would need to be allotted to fix them. Discussion on where to get the money for this work was held.

**New Business:** (a) Lynn brought up the NGLA (Neighborhood Group Leaders Association) city grants to neighborhoods for \$250, to be used as the neighborhood deems necessary. This will be applied for.

(b) Al set up a sample spreadsheet to begin work on the 2015 budget. Raising of dues was discussed as well as several options in regard to this.

(c) Lynn Karlin moved and Ruth Johnson seconded that we extend the parking permit for a 3<sup>rd</sup> car for Unit 908 for another year. Passed unanimously.

**Meeting adjourned @ 8:45  
2014**

**Next regular meeting Wednesday July 16,**