

HRHOA Board Minutes  
Senior Center 910 Longs peak Avenue  
6:30 p.m. March 19, 2014

**Quorum Present:** Nate Trick, Lynn Karlin, Louise Johnson, Phyllis Hoagland,  
Judy Fritz and Glenda Buzbee

**Absent:** Ruth Johnson, Velia Wilder and Kathleen Graham

Unit owners in attendance: None

Meeting called to order at 6:35 p.m.

Lynn moved and Glenda seconded that the February minutes be approved. Passed unanimously.

**Trio Property Management Report—Al Orendorff**

Al presented his Manager's Update. He reported that our **2013 taxes have been completed** and no money is owed to the IRS. There was no expense for tax preparation this year as Brian Wilcomb, CPA, is also doing our audit.

Al is getting 2 bids on having a review of our HOA documents so that they are up to State codes.

**Ash Emerald Borer treatment** was discussed. Lynn moved and Judy seconded a motion that we omit this treatment this year, as danger is not imminent. Motion passed. This treatment will be taken under consideration in the 2015 budget.

**Snow expenses for this winter** have been \$6575, with an available balance of \$1425 for the balance of the season. Spring snow (4 inches) will be treated on an individual basis, especially if the snow is projected to melt by warmer weather right after the snow.

**Patios:** We are moving forward with getting final bids in place for patio repairs. This work will include replacing concrete, fixing patio fences where needed, removing bushes and/or trees as necessary for this project. Along the 9<sup>th</sup> Ave. street side, 7 patios need to be taken out and replaced. Lanny Kaufmann and Al are meeting next week to review the project. The board is looking into David Bishton of Construction Rx to oversee the patio jobs and drainage issues to make sure every project is completed correctly.

**Gutter cleaning** will be finished before end of March or Mid-April at the latest. Cost \$850 to finish.

**Seal coating of Hover Circle** was discussed and will be decided at a later time. Ideal times for this work would be late June or July.

The lights at the 9th street entrance are being repaired, along with a broken conduit to the front area outlets.

**Painting** the patio fences was discussed; they will be painted as needed, especially the horizontal boards. Bertolin Painting walked the property and did not see a need to start wholesale painting this year. We will concentrate on specific areas of damaged fencing and areas where fence sideboards need to be replaced due to irrigation system damage. Al reported that we have 8 rental properties in the development.

**Financials:** Lynn discussed the 1<sup>st</sup> Bank checking and money market accounts. She will give us the money numbers to update the current reserve fund status. When finished, the HOA will have the most efficient way of tracking monies spent for our projects.

**Covenant Violations:** A letter was sent regarding owners picking up after their dogs.

**Unfinished Business:**

**Mark Biddison has reviewed our CCR's and Bylaws** at no charge and can update these to meet current legislative requirements (service to provide 7 policies and revise Bylaws) for \$2500-\$3000. Al is also getting a second quote.

3D will be doing **selective pruning** of bushes, as needed, to help revive and save our plants that had been severely over pruned in past years.

**Website:** [www.hoverridgehoa.com](http://www.hoverridgehoa.com)

**New Business:**

**Storm drains system.** Phyllis called the city of Longmont about our storm drains. We own our storm drains, but the city maintains them (as seen on our monthly city bill charges and as per Phyllis' contact with the City of Longmont).

**Parking Policy:** To be addressed when Bylaws update finished, and we update our enforcement policy.

**Architectural Design Committee:** We will get Kathleen's input when she returns; the board discussed making this a 3 board member subcommittee.

Adjournment @ 8:15 p.m.

**NEXT REGULAR BOARD MEETING WILL BE  
APRIL 16, 2014.**