

HOVER RIDGE TOWNHOMES HOMEOWNER'S ASSOCIATION
ANNUAL MEETING

December 7, 2009

Those owners in attendance were as follows: Shirley Merdes, Roland & Pat Borgmann, Lauren Cashatt, Phyllis Hoagland, Ruth Newell, Shirley Chandler, Bill & Margaret Kauder, Allen & Joyce Schmidt, Richard & Mona McCready, Michael Treen, Rich Kennedy, Kay Schrag, Ginny Lucia, James Reich, Kristen Wolslegel, Nate Trick, Al Sweeney, Lois Elms. Also in attendance was Bob Danos, President of PML, Inc.

With over 11 owners present there is a quorum.

The meeting was called to order by Roland Borgmann, President, Hover Ridge Homeowner's Association. Roland introduced the board and Bob Danos of PML.

Roland made a motion to accept the minutes for Hover Ridge's annual minutes of December 2008 as written. There was a second to the motion. All were in favor of accepting the minutes as written.

There were no additions to new business.

NEW BUSINESS:

HOA UPDATE:

Roland spoke of a fungus in the lawn of which a solution is being pursued at this time. Bob spoke to CSU and they will come out when the grass turns green in the spring and the weather warms up. After speaking with the person doing the fertilization about this problem, he suggested about 4 solutions which could be done for the repair.

BUDGET:

Bob explained the line items of the 2010 budget.

There will be no dues increase again this year.

The \$10,000.00 reserve contribution was met for 2009. The reserve contribution for the year 2010 is set at \$9,630.00, there will be more added if the funds become available. Your account should end the year at zero which is good.

Water conservation is ending at under budget due to the excess moisture this year.

Shrub trimming was slightly over budget by about \$374.00. Grounds improvement was also over slightly. Roland watches over this quite thoroughly. He saves this association a great amount of money and you are very lucky to have him for all his efforts for the community.

Sprinkler repairs were decreased for 2010 as there were a number of upgrades with nozzles and changes this past year.

Lawn and grounds maintenance has been increased by \$500.00 for this year in anticipation of the lawn contracts for the year.

Once the trigger depths are reached on the snow level, Bob has been sending out

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Rock Solid due to the cold temperatures we have been experiencing, which causes the snow to quickly become ice. Bob reported that there are 3 driveways that are always cleared and are not charged for snow removal.

Bob asked for a motion to approve the budget. There was a motion and a second. The motion carried unanimously.

NOMINATIONS:

No nominations were received for the secretary's position. Shirley has been secretary for 10 years and felt it was time to step down. There are only 4 meetings to transcribe each year. Ruth Newell volunteered to be secretary and Shirley would fill the member at large position which Ruth was holding.

There was a motion and a second to close the nominations. All approved the motion. Shirley moved that the slate be approved as submitted, Roland seconded and the vote was unanimous for the slate as submitted.

COMMENTS FROM THE BOARD:

Richard Kennedy of the architectural committee, reported there were 6 requests for modifications this year. 3 requests to add or replace trees or bushes. There was one request to install a railing on the front step area. There were 2 requests to install satellite dishes.

Rich Kennedy is also the chairman of the landscape and architectural committee. Richard McCreedy, and Rosemary Carstens are on the committee also and they have all agreed to serve for another year. Roland stated the HOA appreciates their service to the HOA

Roland also felt recognition was deserved for Michael Treen for his help to Roland on the project this past summer.

Bob explained that everyone can go to the snow captains for their building to get their share of the ice melt when it becomes necessary. For additional ice melt, please call PML.

If anyone should notice the lights out on the street sign on Ninth & Hover or the one on the entrance to Hover Ridge Circle, please call Roland and he will take care of it.

Roland stated there had been two instances of graffiti on the Ninth Ave. side of the fence which cost the HOA about \$150.00 to be removed.

"When leaving town for a few days or longer please make arrangements with your neighbors to remove the trash cart back off the street after it has been emptied, and have any papers removed to keep the community looking nice." City ordinance requires 24 hours before and 24 hours after trash pickup the cart must be removed.

Also there is to be no parking on the streets, by city ordinance. Stop signs are to be observed. Homeowners and tenants are responsible for their visitor's

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compliance.

PML UPDATE:

Bob thanked everyone for coming out as cold as it was.

The reason the meeting was held in the firehouse is because it is free. The issue with past facilities is they are beginning to charge (\$50.00 to \$60.00 per hour) for their use. The senior center is free to all who are members of the NGLA of which this group is not a member. Bob explained the requirements and benefits of belonging to the NGLA. The issue has been discussed in the past about joining, but it was decided not to join as everyone in the area outside of the Hover Ridge members would have access to the gazebo as do the members. Therefore you are limited in your meetings to the library or one of the fire stations. This fire station was chosen for availability and convenience. All felt this was a good place to hold future meetings.

Bob asked if there was an interest in setting up a website on yahoo groups for Hover Ridge. All the Hover Ridge information would go on this site for all the members to pull down at their convenience. One of the problems is that yahoo being a free service has a number of ads and people have a tendency to click on the wrong button and they then have a new home page on yahoo. There was no interest in this service.

HOMEOWNER COMMENTS:

In the past there have been problems with hornets and birds nesting in the dryer vents. People should be having the vents cleaned regularly as preventative maintenance. If your dryer is taking longer than 35 to 40 minutes to dry a pair of jeans there is probably some blockage. Your vents have so many twists and turns they are susceptible to this.

One of the owners reported her garage has a spot where the paint has come off and her fence has several places which have been hit from mowing. She asked to please ask the service to slow down.

Roland asked for comments on changing the meeting time from 6:30 p.m. to 7:00 p.m. It was felt that was okay with all.

Problems with Eco-cycle and trash pick-ups was discussed next. When the cans are placed too close together it becomes a great problem for the driver to pick them up. They should be placed at least 18 inches to 3 feet apart.

Al said it was time to authorize Roland's trip to the Niwot Hilton. Roland immediately made a motion to adjourn the meeting. Al made a motion to give Roland the same amount as was given last year (\$300.00). There was a second with Roland speaking against this motion. Al felt Roland's making the rounds gives a lot of security to the elder generation of which Al is one and he hopes Roland stays forever young. Roland spoke to a letter of reprimand for Al. The motion passed unanimously.

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Al has talked to his daughters about his advancing age and would like to include in the policies, or amend them, that upon the death of an owner and the home was going to be sold that a sale be allowed.

There was discussion of the times of the shoveling of the snow. Most of the owners felt that they would rather have the early morning slot than to wait all day.

Al thanked Bob for all the work of PML and what they do for the HOA. He stated they had had a management firm previously but they were not very good. He felt PML was one of the best ones around.

Bob thanked him for the thoughts and that the office staff appreciated the HOA also.

ADJOURNMENT:

A motion was made to adjourn the meeting and a second was received. The vote to adjourn was unanimous.

The meeting was adjourned

Roland Borgmann
Board of Directors, President