

HOVER RIDGE TOWNHOMES HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
December 13, 2010

Owners in attendance Shirley Merdes, Roland & Pat Borgmann, Lauren Cashatt, Phyllis Hoagland, Ruth Newell, Shirley Chandler, Bill & Margaret Kauder, Allen & Joyce Schmidt, Richard & Mona McCready, Michael & Christine Treen, Rich & Annette Kennedy, Kay Schrag, Ginny Lucia, Kristin & Nate Trick, Mick & Beverly Meszaros, Jo Vosacek, Ron & Elaine Vogel, Pat Davis, Elsie Klassen, Carolyn Conarro, Iris Niswonger and Judy Fritz (P.O.A. Mary Stanfield). Also present representing PML, Inc. was Bob Danos, President, owner of PML, Inc.

With twenty members and twelve proxies a quorum was present.

Bob Danos convened the meeting at 6:30 p.m. Roland Borgmann, President, introduced the board members and Bob Danos of PML. He called for a motion to accept the minutes of the 2009 meeting; the motion was made and seconded; the 2009 minutes were accepted as written.

#### NEW BUSINESS

##### HOA UPDATE:

Roland reviewed the work of the association over the last year. Efforts to resolve the necrotic ring problem was primary: the association has been working with the CU Extension Service to develop a plan to reseed with a bluegrass seed mix and fertilization will continue into 2011. Al Schmidt submitted to Bob a research report on the subject of proper watering and fertilizing. Roland continued with a review of the tree trimming and sprinkler repairs accomplished in 2010. Dan Davis reported on gazebo repairs.

Richard Kennedy asked about the water pressure problem. Bob reviewed the history of the problem and his efforts to work with the city for a resolution. It appears that problem was created when the city flushed a fire hydrant and scaling accumulated where the city main joins the smaller development intake main. The city disagrees and views the development water pressure as adequate. The problem has improved since the sprinkler system has been shut down for the winter; the one break found in the system will be repaired next spring. Should the problem continue the water main joint will have to be excavated at a cost of \$5,000; it is also possible that the development main has become kinked under the street, which would require additional work. A member suggested owners check that their showerheads have not become clogged.

##### BUDGET:

Bob included in the meeting packet a projection of the association's capital improvement requirements. He pointed out that the Capital Improvement Fund currently stands at \$47,297; another \$5,000 will be added at the end of the year to total \$52,297. There has not been an increase in association dues since 2007; Ruth Newell observed that in the last ten years our expenses have doubled, but dues have only risen 25%. Bob calculates that to meet our projected need in the coming years the fund should contain \$120,000; this is a \$68,000 shortfall. The association needs to save \$30,000/year. The ten dollar increase in dues asked this year is not adequate to address current and projected needs, and the problem will have to be revisited. In discussion of the budget:

- Al Schmidt felt the warranties on the buildings were longer than the projections presented; furthermore, improvements like siding would not have to be made all at once.
- Michael Trick suggested we shop around for major contracts. Bob said each contract was bid every year, and he believed that the association was best served if the contractors are licensed, bonded and fully insured.
- Kay Schrag felt dues should not go up when people are facing hard times.
- Dan Davis pointed out that since we've gone so long without a dues increase, this year's increase only averages out to \$2.50/year.
- Various members asked about saving on such items as snow removal and watering.
- Members asked what would happen if the budget didn't pass; Bob said we would revert to the 2010 budget.

It was moved and seconded that we accept the 2011 budget as presented. The request for paper ballots was implemented; ballots were counted by Michael Trick, Kay Schrag, Dan and Pat Davis. The budget passed 22 by 13.

#### NOMINATIONS:

There were no nominations for the position of Treasurer. Laureen Cashatt agreed to serve again; the motion was unanimously accepted. Shirley Chandler reminded Bob that they would be leaving during the upcoming year; he said the Board would replace her as Member at Large and Bldg Ice Melt & Phone Tree Captain when they did depart.

#### COMMENTS FROM THE BOARD AND COMMITTEES:

Rich Kennedy: over the last year there were requests for a dish, a storm door and an exterior faucet.

Roland: reminded everyone that parking on the street is not allowed. The problem that arose with an estate sale has been addressed.

Bob: there have not been any foreclosures in our development; Dan added that our property values have held very satisfactorily in the present market.

#### HOMEOWNER QUESTIONS AND COMMENTS:

- Several owners reported their patio gates have sunk and won't close; Bob took their unit numbers and said PML would take care of it.
- Bob informed the meeting that trees and shrubs are trimmed upon the request of the management; some owners felt the landscapers were indiscriminate about the shrubs they trimmed, shearing off flower buds.
- Questions were asked regarding the condition of certain deciduous trees: those affected by ash bore will die; others were damaged by the early freeze in 2009. Several members observed that the landscapers are ringing and damaging trees with their weed whackers.
- There were complaints the landscapers were blowing leaves into patios.
- Bob was asked about owner versus association responsibility: the owner is responsible for everything from the drywall in. The foundations are insured by the association.
- Snow removal is an ongoing problem. Special efforts are taken with certain north facing units, but drainage from melting snow refreezing remains a problem for some driveways. Electrical grids on eaves and driveways work well.

It was moved, seconded and unanimously passed to adjourn the meeting at 7:55 p.m.

Respectfully submitted,  
Ruth Newell, Secretary