

January 16, 2019 Hover Ridge Board of Directors Meeting

Longmont Senior Center 910 Longs Peak Avenue 6:30 p.m.

Determining Quorum Board Members Present: Risa Booze, Lynn Karlin, Louise Johnson, Velia Wilder, and Lydia Folger

Board Members Absent: Ron Vogel, Ralph Patrick, and Evan Manee

Trio Property Management: Al Orendorff present

Homeowners Present: Glenda Buzbee, Mona McCready, Ruth Newell, Pat Borgmann, Shirley Merdes, Margaret Kauder, Kay Schrag, Beverly Harrison and Selena Church

Call to Order 6:33 p.m.

Approval of Minutes Lynn made a motion to approve the minutes. Lydia seconded the motion. Passed

Financial Reports One CD maturing on January 25 is being brought up to \$50,000. We have eight CDs, plus a Money Market account and an Operating Budget account. The Reserves total is \$437,459, and our total monies equal \$484,427.10. The projected budget for 2018 was \$189,000, and the HOA came in \$33,000 under budget. Al Orendorff reported that there were no delinquencies for dues at the end of 2018.

Manager's Report Al reported that the repair of squirrel damage to the perimeter fence behind Units 945-947 will be done this week. Al is getting bids for pruning and trimming of shrubs and trees to be done in the next few months. A leaking roof at 963 was repaired. Large dead Aspen trees next to 948 will be addressed at a later date.

Unfinished Business

- 1. Tree and shrub pruning bids:** Al will have the bids by next month.
- 2. Ice Captains:** Lydia has been checking on ice buckets and filling ice melt buckets where needed. She noted that two buckets need ice melt (904 and 931), and that Evan Manee needs a bucket and ice melt. She will give a list of these needs to Al of Trio Property Management.
- 3. Rock vs Mulch behind buildings abutting 9th Avenue:** Discussion was held about rock versus mulch. Rock lasts longer than mulch and is also more expensive. Al is finding bids and will report back to the Board about the costs. The responsibility of owners in this project was discussed as original homeowners who were attending the meeting brought up the fact that the original homeowners had to pay for their own upgrade to rocks.
- 4. Hornets' Nest:** Nest behind 948 needs to be removed.

New Business

- 1. Resuming house painting discussed.** The Board will get the map of the last painting schedule and go from there.

2. **FHA Certification:** The renewal fee of \$750 is due. The initial cost for Certification was \$2000. This Certification enables FHA loans for buyers, and it also allows homeowners

to qualify for reverse mortgages. Lynn moved to proceed with the renewal and Lydia seconded the motion. Passed

3. **Architectural Review Committee:** Velia Wilder, Selena Church and Kay Schrag volunteered to serve on this committee.

Additions to the Minutes

Shirley Merdes volunteered to update the spreadsheet information of homeowners.

Covenant Violations There are four violations pending.

Forum:

1. The issue of people not picking up their dog's poop was addressed. Al will send out an email blast reminder to all.
2. Street light concerns were brought up. One in particular will not light up at night, and the Board will look into bulb replacements and other changes to alleviate the lighting problems.

Meeting Adjourned 7:24 p.m.

NEXT REGULAR BOARD OF DIRECTORS MEETING WILL BE FEBRUARY 20, 2019 AT THE SR. CENTER