

February 2022 Board Meeting Minutes

Hover Ridge Community Board of Directors Meeting

February 16, 2022 - 7:00pm on Zoom

DETERMINING QUORUM

- Board Members Present: Lynn Karlin, Rhonda Dick, Louise Johnson, Risa Booze, Ron Vogel, Josh Berman, Mary Griffin
- Trio Property Management: Al Orendorff
- Unit Owners Present: Kay Schrag, Pat Borgmann, Becky Schwendeman, Shirley Merdes

MEETING CALLED TO ORDER at 7:00pm

APPROVAL OF MINUTES:

- Risa motioned to approve the January 2022 regular Board meeting minutes
- Lynn seconded the motion
- Note that the minutes for the 2021 Annual Meeting will be reviewed and approved at the 2022 Annual Meeting in November

FINANCIAL REPORTS:

- Reserves as of January 31, 2022 = \$21,137.64
- CD's as of January 31, 2022 \$449,539.77
- Total Balance = \$470,677.41
- One cd will rollover at the end of February

MANAGERS REPORT:

- The owners of 959 were notified regarding the rental of their unit. They have acknowledged the decision and will let the Board know when they decide to move forward.
- The annual contract for SavATree has been paid
- All ice buckets that needed to be filled have been done. In addition, new ice buckets were added where needed.
- The budgeted amount for snow removal is \$16,000. We spent \$0 in January 2022 and the current invoice for February is \$11,204. The recent ice storms have been a significant problem.
- The fence repair behind unit 911 is on hold until the weather allows for digging and posts to be cemented in place.
- The gutter over the front door of unit 918 continues to leak. Al asked Lanny to check it again. Lanny said that there is little he can do at this point to rectify the situation.
- Animal and Pest has sealed the holes in units 937 and 954.
- The valve box near unit 948 was dug up during a recent snow removal. Al will follow up with Turf Paradise to determine the scope of the repair.
- Tree trimming is still scheduled in February but has been pushed back a bit because of the recent snow storms.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- Risa shared that the ARC did approve the new garage door at unit 915.
- The ARC received a new request from a resident that was concerned about a tree near their unit being unable to survive because of a wound. A Summit Tree arborist checked the tree and felt the tree would survive. The ARC did not approve a new tree.
- Mary went through all existing documentation trying to find more information on how the Board relates to the ARC but was unable to find any answers. Al suggested that a committee be created that will inform this issue. Ron suggested that projects that affect the entire community (i.e., garage doors) should go to the Board. It was agreed that the scope of the project and its possible impact on the community is best reviewed by both the ARC and the Board.

UNFINISHED BUSINESS:

- A special session occurred at the conclusion of January 2022's general Board meeting. The rental of unit 959 was approved with conditions.

NEW BUSINESS:

- We discussed a homeowner's recent email regarding the community garden. We agreed that a winter garden may not be as beautiful as it is during other seasons, but once it begins to leaf out we can revisit this issue. The gardeners will work diligently to make the garden as aesthetically pleasing as possible. Another homeowner has volunteered to redo the fencing so it is a closer match in structure and paint to our patio enclosures. It was also suggested that we replace/replant a few shrubs but that will be discussed in the spring. Ron, as acting President, will send an email response to the homeowner.
- Board Approval of the NIP Grant – Mary sent everyone the final application and presentation. There was a brief discussion regarding the budget - \$6,000 will come from the city, \$904 will be the HOA contribution, and the remaining amount is an "in kind" contribution for Mary's, Lynn's, and Kristen's work on the grant of \$1,150 for a total of \$8,054. Mary motioned that the Board approve up to \$1,200 for the purchase of six trees, three large shrubs, and six gators if we are awarded the grant by the city. The motion was seconded by Lynn. The grant will be forwarded to the city council tomorrow.
- A reminder should be sent to all community residents that the speed limit in the community is 10mph. Al will send a blast email to all residents following this meeting.
- Recording Meetings – not approved.
- It was mentioned that dog poop is not being picked up by some residents or people external to the community. Al suggested Poo Bag Posts that cost \$9 per week for maintenance. It was agreed that it was not worth investing in this project at this time.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- A homeowner also mentioned that there is a lot of dog poop not being picked up and thinks it may be people outside of our community.
- A homeowner questioned whether the rental unit 959 was approved. And, if so, what is the timeframe for the rental? Unit 959 was approved by the Board to be a rental for a 6-month period with only one

tenant during that time. The rental will start as soon as the owners inform the Board that they have identified a renter.

- Again, there was a discussion of the speed limit and that it may be people external to our community. We discussed installing either rubber or asphalt speed bumps. The situation will be monitored for the foreseeable future.
- A homeowner questioned the process to request replacement trees for ones that were removed last fall. The request should be submitted to the Tree Replacement Committee. One idea was brought forth that shrubs may be an option for the space.

MEETING ADJOURNED @ 8:02PM

Next Monthly Board Meeting – March 16, 2022 @ 7:00pm via Zoom