

April 2022 Board Meeting Minutes

Hover Ridge Community Board of Directors Meeting

April 20, 2022 - 7:00pm on Zoom

DETERMINING QUORUM

- Board Members Present: Louise Johnson, Rhonda Dick, Lynn Karlin, Ron Vogel, Mary Griffin
- Board Members Absent: Risa Booze, Josh Berman
- Trio Property Management: Allan Orendorff
- Unit Owners Present: Becky Schwendeman, Glenda Buzbee, Kay Schrag, Pat Borgmann, Shirley Merdes, Dale Korba, Kristen Wolslegel

MEETING CALLED TO ORDER at 7:05pm

APPROVAL OF MINUTES:

- Louise motioned to approve the March 2022 regular Board meeting minutes
- Lynn seconded the motion
- The motion to accept the minutes was voted on and passed

FINANCIAL REPORTS:

- Reserves as of March 31, 2022 = \$24,822.22
- CD's as of February 28, 2022 = \$449,637.00
- Total Balance = \$474,459.22
- One CD will rollover at the end of April 2022

MANAGERS REPORT:

- Fence work has started, and GTL is currently installing the sister 6X6 posts. They should have all the posts installed either late this week or early next week. They will then install threaded rod through the fence and existing posts and bolt the fence firmly in place. Garrett expects to have everything completed by the end of the month.
- The water for the irrigation has been turned on. Turf Paradise still needs to test and inspect all zones for leaks and broken heads. That will be done late this week or early next week.
- Exterior Solutions is ready to start scheduling the paint job for this year. AI will need to know the units which we intend to paint this year.
- Units 952 and 954 – Animal and Pest Control has been called back to address critter issues.
- Unit 908 was parking in the guest space next to Unit 911. A notice was placed on the vehicle, and it was moved to the driveway.
- Unit 906 placed a moving pod in their driveway on 04/18/22. AI placed a call to PMP Management to see when this will be removed. It was removed by 04/20/22.

- A resident emailed the Board regarding fencing around the garden area and that he is willing to make changes, however AI asked him to submit an architectural request to formalize the process as well as discuss this at the meeting tonight.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- Nothing to report

UNFINISHED BUSINESS:

- A resident has volunteered to create a façade on the garden fence using siding and a top plate that will resemble the fencing around our patios. It was discussed that the appearance of the garden will likely change when the garden area blooms and that leaving the fence as is allows for it to blend in with the natural feel of the garden. In addition, we discussed the possibility of painting the garden fence in one of our exterior colors but agreed that this would involve additional ongoing maintenance. There was a motion to keep the fence in its natural state. The motion was seconded. The final vote – 4 ayes and 1 nay.

NEW BUSINESS:

- Organic Lawn Care – A resident attended a recent City of Boulder webinar presentation on organic lawn care. She shared the information and had several ideas which may help with our transition to this type of maintenance of our lawns in 2022. Ron suggested that a proposal of options with costs be presented at the May 2022 meeting.
- Community Building Painting Schedule - After discussion about the units to be painted in 2022, Lynn moved that we paint the odd numbered units between 901-907 and 919-925. Louise seconded the motion. The final vote – 4 ayes and 1 nay. In addition, a resident shared concern over the last time her unit had been painted. We agreed that we need to review the history of our painting schedule. AI will work on gathering this information
- A resident notified the board that a juniper shrub in the back of Unit 902 is half dead. AI will contact Turf Paradise to have it removed.
- The brick/stone wall surrounding a pine tree at Unit 927 is in disrepair. AI will look into the options of having it removed.
- Garage Sale on 05/07/22 – The board approved holding a garage sale on May 7th according to our covenants. Rhonda motioned for the approval of the garage sale. The motion was seconded. All were in favor of the motion.
- Landscaping Changes to Right-of-Way (ROW) Around Our Community – A resident mentioned that she would like to research options for changing the ROW around our community. Ron suggested researching options and presenting at the May meeting.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- A resident questioned the type of rock that is used in our landscaping. AI suggested taking a sample to Colorado Landscape Materials.

- A resident wanted to follow up on the organic lawn care discussion. She said that we need to keep in mind that it may take 2-3 years to see actual improvement. In addition, she suggested that we consider doing some test areas of the new lawn treatment on a part of the lawn that is doing ok as a comparison to the areas that are not doing well.
- Annual Barbecue and Potluck: A Neighborhood Activity Grant was submitted in the amount of \$250 to purchase the meat (pulled pork, ribs, hamburgers, hotdogs, veggie burgers, buns, etc.) for our annual summer gathering. A poll will be sent out to determine a date for the event. Volunteers are welcome to help with planning this event.

MEETING ADJOURNED @ 8:07PM

Next Monthly Board Meeting – May 18, 2022 @ 7:00pm via Zoom