

# **May 2022 Board Meeting Minutes**

## **Hover Ridge Community Board of Directors Meeting**

### **May 18, 2022 - 7:00pm on Zoom**

#### **DETERMINING QUORUM**

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

#### **MEETING CALLED TO ORDER at 7:02pm**

#### **APPROVAL OF MINUTES:**

- Risa motioned to approve the April 2022 regular Board meeting minutes
- Mary seconded the motion
- The motion to accept the minutes was voted on and passed

#### **FINANCIAL REPORTS:**

- Reserves as of March 31, 2022 = \$37,890.60
- CD's as of February 28, 2022 = \$449,641.35
- Total Balance = \$487,531.95
- CD's – no rollover in May 2022

#### **MANAGERS REPORT:**

- The fence work behind Unit 911 is almost finished. Still needed – complete bolting the fence to the supports and add 2-3 more posts. The work should be complete within the week.
- Turf Paradise has checked all the irrigation zones and all should be working properly now.
- Turf issues remain at Unit 933. Allan has asked Turf Paradise for a cost to re-sod the area behind the unit.
- The Hawthorn bushes in the community will be treated for mealy bug after they flower.
- A resident noticed that Unit 906's AC compressor was acting erratically. Allan called PMP Realty and reported the issue to the management company.
- Exterior Solutions will be painting the odd numbered units from 901-907 & 919-925 in 2022. They plan to start painting in mid-June. Exterior Solutions will evaluate the extent of wood replacement needed and finalize the proposal and set a date to commence the work. The cost of painting has not changed over the last 3 years.

- There was a request to paint 911 & 915 this year. Risa motioned to obtain a bid for painting these units. Mary seconded the motion. AI will obtain the bid and the Board will vote by email to approve this additional work pending that amount.
- The homeowner of Unit 911 doesn't remember her Unit ever being painted. According to the Painting reference map, Unit 911 was last painted in May on 2006.
- Allan spoke with Jeff at Turf Paradise about removing the bush behind Unit 902. In addition, he discussed removal of the rock tree skirt around the tree at Unit 927. Allan will send pictures to Jeff to confirm that the correct work is done.

## **ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:**

- Request to remove rocks and replace with mulch and shade-tolerant plants at Unit 902 has been approved.

## **UNFINISHED 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.
  - It was suggested that we do compost amending in 10' X 10' test areas at Unit 906, between Units 952/953 and possibility Unit 944.
  - EKO compost – To kick off this testing, it was suggested that the Board pay for the compost. Mary motioned that we approve allocating \$50 to treat 3 test sites with compost amendment to see if there is improvement in those lawn. The motion was seconded by Lynn. The motion was voted on and approved.

## **NEW BUSINESS:**

- Deep Window Well at Unit 922 – It is not required by City code that a barrier be placed on this window well. Mary will get us an estimate for covers for the deep window wells from another resident in the community who has experience making these window well covers.
- Update on Sprinkler System Maintenance and Repairs
  - Broken Sprinkler Head Between Units 967 and 969 - COMPLETED
- Removing Sod in Right-of-Ways – Long term project – Kristen continues to research.
- Common Area Behind Unit 933 – Unit owner has requested that action be taken on the lawn area in the back area.
- Rhonda will be traveling during the June 2022 meeting. Volunteers? – Mary has volunteered to take minutes at the June 2022 meeting. Thanks Mary!
- There is a squirrel issue in Units 951 and 953. Allan has contacted Pest Control and they will come out to determine if there is a block in place to prevent entry into the units.

## **COVENANT VIOLATIONS:**

- One violation pending – Allan has sent out the first message. He will follow up with another notification.

## **OPEN FORUM:**

- The lights in the gazebo are out and AI is going to ask Nate to check on this issue.
- Summer BBQ is planned for July 17th – Save the Date emails and flyers has been sent.
- The resident of 953 has difficulty reading printed announcements. If possible, print them with large text or call her with information.

**MEETING ADJOURNED @ 8:10pm**

**Next Monthly Board Meeting – June 15, 2022 @ 7:00pm via Zoom**