

July 2022 Board Meeting Minutes

Hover Ridge Community Board of Directors Meeting

July 20, 2022 - 7:00 pm at the Hover Ridge Community Gazebo

DETERMINING QUORUM:

- Board Members Present: Rhonda Dick, Mary Griffin, Lynn Karlin, Risa Booze, Ron Vogel
- Board Members Absent: Josh Berman, Louise Johnson
- Trio Property Management: Al Orendorff
- Unit Owners Present: Kay Schrag, Glenda Buzbee, Shirley Fankhauser, Mick Meszaros, Beverly Meszaros, Lydia Folger, Pat Borgman, Margaret Kauder, Kat Burns, Jackie Furlani, Kristen Wolslegal, Dale Korba, Nate Trick, Ginny Lucia, Mona McCready

MEETING CALLED TO ORDER at 7:00pm by HRC HOA Vice President Ron Vogel

APPROVAL OF MINUTES:

- Lynn moved to approve the June 2022 regular Board meeting minutes after resident names have been removed. Risa seconded the motion.
- Passed unanimously.

FINANCIAL REPORTS:

- Reserves as of June 30, 2022 = \$52,927.04
- CD's as of June 30, 2022 = \$449,741.92
- Total Reserve Balance = \$502,668.96
- Interest rates are currently earning .01%

MANAGERS REPORT:

- Fence work behind Unit 911 is almost finished. They will secure 3 more sister posts and hang the gate this week. Should be done by Saturday.
- GTL will also add 4 more sister posts on the north fence this week and get them secured. They expect to have everything completed by Saturday.
- Turf Paradise ran into a lot of root issues which is pinching the lines and reducing volume. They still have more work to do to complete the root issues.
- Rock was installed behind Unit 933.
- Hawthorn trees were treated for mealy bug by Summit Tree.
- The juniper behind Unit 902 was removed.
- When the electrician checked the Gazebo lights, they were functioning normally but it continues to trip. See Unfinished Business
- Unit 904 water issue. BCG was contacted to address this issue. Johnny from BCG will be contacting the owner to set up a meeting time to review. As of Tuesday, he had yet to make contact.
- Exterior Solutions has completed their work.
- Unit 923 needs some woodwork and painting touch up since it was painted. This will occur after the final inspection by Exterior Solutions and Al.
- Unit 927 retaining wall – tree was buried very deeply; arborist should be consulted from Summit Tree.
- Painting of odd numbered units 901-925 is complete.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

The garage door at 911 Hover Ridge Circle was replaced this week. The resident used the ARC pre-approved garage door specifications and installation company but did not get approval from the ARC. All exterior and some interior changes require ARC approval before proceeding. Information is available on the website

[Hover Ridge HOA Website](#)

UNFINISHED BUSINESS:

- The squirrel issue at Units 951 and 953 has been resolved.
- NIP Grant Update – All bids are in and the 2 lowest bids will be reviewed to be sure that they will address any irrigation issues.
- Gazebo breaker panel: AI will have the electrician replace the breaker and two outlets to see if that resolves the light tripping problem

NEW BUSINESS:

- Unit 952 has damage to the exterior real wall, fascia board and patio wall of the unit. There is also similar damage to 950. AI will have it looked at.
- Lawn irrigation at gazebo and general current state of our lawns – AI said that Turf Paradise is working on the irrigation system. There are dry areas throughout the community. The soil has not been amended for quite some time and Mary suggested that we need to create a plan for long-term maintenance. Risa suggested aerating and top dressing in the spring with ½” of compost.
- Unit 929 has a sprinkler head that is spraying on the house and into the window well. AI will report this to Turf Paradise.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- Unit 935 has turf issues in the front of the house and the top plate of the Perimeter Fence behind the Unit needs replacing. AI will follow up.
- A homeowner asked if gutter cleaning will occur. This was not done this spring so AI will schedule it soon.
- Unit 916 gave an update on the lawn experiment. The grass at Units 902 and 956 are doing well. The compost likely burned the lawn at Unit 952. We will continue to keep an eye on these areas and see how the lawns progress throughout the summer.
- Unit 961 gave a warning about strangers in our community. Please don't leave garage doors open for safety reasons.
- Risa reported that there will be a Neighborhood Leadership Series (NLS) meeting on August 10 at the Senior Center addressing legislative changes affecting HOAs that will be in effect soon. These meetings are open to all residents not only Board members. An email will be sent out with details on how to register in a few days.
- Unit 907's light is out. The bulb will be replaced.

- A motion was made by Mary thanking Lynn and Risa for their work on the recent neighborhood BBQ. The motion was seconded by Ron.
- We will continue to have the HOA meetings at the gazebo until September, weather permitting. Lynn will reserve a meeting room at the Senior Center beginning in October.
- Al reported that GTL (same contractor that is repairing the fence behind 911) will be inspecting the top plates of the Perimeter Fence this summer to determine what needs to be replaced and painted.

MEETING ADJOURNED at 8:06pm

**Next Monthly Board Meeting – August 17, 2022 @ 7:00pm – Hover Ridge
Community Gazebo, weather permitting**