

August 2022 Board Meeting Minutes
Hover Ridge Community Board of Directors Meeting
August 17, 2022 - 7:00 pm
Hover Ridge Community Gazebo

DETERMINING QUORUM:

- Board Members Present: Ron Vogel, Louise Johnson, Lynn Karlin, Josh Berman, Rhonda Dick, Mary Griffin
- Board Members Absent: Risa Booze
- Trio Property Management: Al Orendorff
- Unit Owners Present: Kay Schrag, Glenda Buzbee, Vicky Vogel, Pat Borgmann, Shirley Fankhauser, Nate Trick, Ginny Lucia, Sandor Toth, Becky Schwendeman, Dale Korba

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

APPROVAL OF MINUTES:

- Mary moved to approve the July 2022 regular Board meeting minutes. Lynn seconded the motion.
- Passed unanimously.

FINANCIAL REPORTS:

- Reserves as of July 31, 2022 = \$61,919.60
- CD's as of July 31, 2022 = \$449,743.30
- Total Reserve Balance = \$511,662.90
- One CD will roll in early September

MANAGER'S REPORT:

- Fence work has progressed. The gate is installed, the east fence structure and caulking is complete. Need to complete the trim caulking and paint touch up. The north side has 4x4 sister posts installed and the threaded rods need to be installed in 4 posts, caulked, and paint touched up. The estimate for getting this completed will come by the end of next week. GTL will walk the perimeter fence and check all the top surfaces and repair as necessary.
- Gutters cleaned – Exterior Solutions completed the gutter cleaning. We noticed a few issues at Units 921 and 924. Exterior Solutions will be out to check these later this week.
- Exterior Solutions completed the painting, and we are doing a final walk through this week. There may be some fascia that needs to be replaced near Unit 963. If so, Exterior Solutions will replace the damaged area.
- Unit 947 called stating that water from the downspout drains back toward the house. I have asked Jeff to meet me, and we will evaluate a solution. We probably need to remove the rock and weed barrier to add more soil, then replace the rock. Looks like we may have a similar issue at the 904/906 area. A splash block may take care of both issues.
- I will also show Jeff the rock edging around the tree at 927 to see what he suggests. There still needs to be a barrier around the tree to prevent the soil from eroding away from the tree.
- I turned the irrigation off Monday and will leave it off until the end of the week, or possibly Monday if the weather forecasts a high probability of rain.

- During the last meeting we discussed having the irrigation checked to make sure the system was watering properly. Turns out that we had bushes covering some sprinkler heads impeding the water distribution. I asked Turf Paradise to trim the bushes to alleviate this condition, however they were overly aggressive and damaged several bushes. The cost for trimming bushes was \$3,000 and Jeff reduced that to \$1,500 and he will be removing bushes that need to be - free of charge. Jeff asked that we mark the bushes that need to be removed. I suggest that we plant bushes that can be trimmed aggressively if needed and still survive such as dogwoods. They can be trimmed almost to the ground and will come up looking like a new young bush.
- Electrical – Rosewood Electric has been contacted to replace the circuit breaker and two outlets by the gazebo. They are scheduled to do this work on 08/29/2022.
- I reminded BCG that they need to contact the owner of Unit 904 to repair her basement. If they cannot get out by early September, I will select another contractor.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- Unit 914 received approval to remove and replace shrubs and add mulch near her front door.

UNFINISHED BUSINESS:

- NIP Grant Update – Lynn and Mary have placed calls to Wayne Tomac from the city. They are seeking formal approval from the city in order to move forward. Lynn will talk to Wayne at the NGLA meeting tomorrow night. The city has final approval for the vendor. We need this approval to get Meristem scheduled and to pay the 50% down required for scheduling.
- Gazebo breaker panel: Al will have the electrician replace the breaker and two outlets to see if that resolves the light tripping problem. (see Manager's Report)
- Unit 952 has damage to the exterior real wall, fascia board and patio wall of the unit. There is also similar damage to 950. Al has asked a different contractor, Steve from Sore Thumb, to look at the areas of 950 and 952 patios to repair the damage to the patio wall. There is rot which will require replacement of some patio siding and trim.
- Unit 929 has a sprinkler head that is spraying on the house and into the window well. Al has asked Jeff Chesler at Turf Paradise to check and adjust as required.

NEW BUSINESS:

- Gutter cleaning not finished (see Manager's Report)
- Irrigation behind Unit 911 – The owner of Unit 911 identified water gushing from an area in her yard. The area was identified as an irrigation line adjacent to a spot where a sumac had been removed. The line was heavily damaged possibly by a digging fork. The pipe was wrapped with Flex Tape as a temporary fix. Jeff and his crew will need to splice in a new section of pipe for a permanent fix. Al indicated that Turf Paradise will be coming out soon to repair the issue. In addition, it will be checked whether the downspout at Unit 911 needs to be replaced.
- Pruning of shrubs and junipers – How do we figure out which bushes need to go? It was agreed that the bushes at Unit 915 need to be removed. Mary offered to do a walk around with Al to identify the bushes that should be removed. It was suggested that Risa may want to consider joining them. It was agreed that we should consider using deciduous shrubs in the future. (see Manager's Report)
- Unit 935 has a dead juniper that needs to be removed. In addition, she needs some pine trees cleaned up at her home.
- We discussed mulching around the small trees in the common area to prevent grass from growing too close and the mowers hitting the young tree. Al will ask Jeff to re-mulch the common area trees.
- Area between Units 950 and 952 may need to add downspout extensions. Al looked at these areas and does not think it requires any further extension, however, he has asked Sore Thumb to check it when they investigate the patio areas.

- Asphalt – Rick Smith came out and said everything looks fine and we should wait until next year for maintenance.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- Note that beginning September 2022 our HOA monthly meetings will be held at the Longmont Senior Center - 910 Longs Peak Ave, Longmont, CO 80501. Lynn and Mary will be contacting the Senior Center to investigate the possibility of setting up Zoom meeting capability as Ron will be leaving in early November for warmer weather!
- A resident asked if anyone in attendance at the recent NLS webinar took notes. Louise is willing to share her notes if anyone would like a copy. Lynn and AI shared some information from the NLS webinar. As required by law, our attorney has already started working on the required updates for our HOA documents.

MEETING ADJOURNED at 7:48pm

**Next Monthly Board Meeting – September 21, 2022 @ 7:00pm – Senior Center
(room TBD)**