

September 2022 Board Meeting Minutes
Hover Ridge Community Board of Directors Meeting
September 21, 2022 - 7:00 pm
Longmont Senior Center – Room A

DETERMINING QUORUM:

- Board Members Present: Risa Booze, Louise Johnson, Ron Vogel, Lynn Karlin, Rhonda Dick, Mary Griffin,
- Board Members Absent: Josh Berman
- Trio Property Management: Al Orendorff
- Unit Owners Present: Glenda Buzbee, Shirley Fankhauser, Pat Borgmann, Vicky Vogel, Dale Korba, Becky Schwendeman, Selina Church

MEETING CALLED TO ORDER at 7:10pm by Hover Ridge Community HOA Vice President Ron Vogel

APPROVAL OF MINUTES:

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

FINANCIAL REPORTS:

- Reserves as of August 31, 2022 = \$19,246.90
- CD's as of August 31, 2022 = \$449,746.30
- Total Reserve Balance = \$468,993.20
- One CD matured in early September. It was cashed in and paid for the 2022 building painting. There was no penalty for cashing this CD.

MANAGER'S REPORT:

- Al has asked Steve at Sore Thumb to check all the patio area siding and gate latches as one unit did report a sticking gate latch.
- Fence work is now down to the final painting. GTL needs to pick up the paint to complete from Louise. GTL plans to do the painting at the end of this week. Rocks behind the fence need to be added to clean the area up.
- GTL walked the perimeter fence and found damage from scratch marks to holes clawed into the surface. Estimated we have 12-15 gouged areas. We will sand & paint the scratch areas and replace the gouged sections of the top surfaces. This damage is along 50% has gouges. GTL will schedule this work after completing the fence repair.
- Buildings: I met Steve from Sore Thumb on site this week to review the downspouts and patio walls at the 950 area. I also asked Steve to check all the gates to make sure they latch properly. I left a message with Unit 950 regarding the hole in her fascia as to exactly where it is.
- Exterior Solutions inspected the downspouts at Units 922-924 and believe they are open.
- Bushes: We did a walk around with Jeff Chesler from Turf Paradise. We identified 16 areas of juniper bush clumps to remove.
- Roads: I asked St. Vain to do provide an estimate patching in front of 973/971 and Kay's at 961 as there is some crumbling of asphalt. Rick from St. Vrain will be on site when it rains this week to inspect

the potholes and where the water sits. Estimated cost is between \$1,00 - \$1,500 depending on the extent of the work required.

- Turf Paradise took care of the drainage issue at 947, the splash blocks at 904/906 and the rock edging for the tree at 927.
- The irrigation has been turned down as we start are now into much cooler days and nights. A watering cycle has been removed and we are now watering once a day, 3 days a week.
- Electrical – Rosewood Electric replaced the circuit breaker and outlets at the Gazebo however, Nate just informed me that the breaker tripped again. We will need to do more extensive investigation to determine where the short is located.
- Once again, I reminded BCG that they need to contact Unit 904 to repair her basement. Because of lack of communication, AI will contact Sore Thumb to look at the issue.

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- No ARC requests

UNFINISHED BUSINESS:

- 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 trees. AI will ask Jeff to re-mulch the common area trees.
- Bush removal and replacement – Lynn, Rhonda, AI, Mary, and Jeff walked the neighborhood and identified 16 different areas of junipers that were damaged. In discussion with Jeff, he admits responsibility for the damage done to the junipers. His position is that although the junipers were damaged, the damage wouldn't have been so extensive if they had been trimmed in the recent past. The junipers were overgrown and blocking the irrigation system. Jeff will accept the cost to remove the junipers = \$6,400. The HOA would be responsible for purchasing the new plants. The cost to replace the plants is about \$4,800 to purchase, plant, and fertilizer. Jeff will start the work to remove the junipers in the winter. The board will need to develop a plan for replanting. Risa motioned that the board approve the removal of the damaged junipers at Turf Paradise's cost by December 31, 2022. Mary seconded the motion. Passed unanimously.

NEW BUSINESS:

- Budget Discussion - Mary motioned to move the dues to \$375 to cover the increase in costs and supplement our reserves for future expenses and FHA approval (e.g., roofing, home loans, etc.). Louise seconded. Passed 5 Yea, 1 Nay.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- Lynn suggested that we have a meeting before our October 2022 budget ratification meeting for an open discussion of the 2023 budget and to address community input.
- An owner noticed that the streetlight between Unit 954 and Unit 902 is out.

MEETING ADJOURNED at 8:52pm

**Next Monthly Board Meeting – October 19, 2022 @ 7:00pm
Longmont Senior Center (Room A)**