

December 2022 Board Meeting Minutes
Hover Ridge Community Board of Directors Meeting
December 1, 2022 - 7:00 pm
Longmont Senior Center – Room A

DETERMINING QUORUM: Board Members Present: Lynn Karlin, Mary Griffin, Ron Vogel (Zoom), Rhonda Dick (Zoom), Louise Johnson, Risa Booze

- Board Members Absent: Josh Berman
- Trio Property Management: Al Orendorff, Trio Property Management
- Unit Owners Present: Selina Church, Pat Borgman, Nate Trick, Dale Korba, Paul and Jackie Furlani, John Peterson, Mona McCready, Glenda Buzbee, Mick and Bev Meszaros, Margaret Kauder, Ginny Lucia, Liz Scheeler, Susan Bowen, Kay Schrag.

MEETING CALLED TO ORDER at 7:28pm by Hover Ridge Community HOA Vice President Ron Vogel. Lynn Karlin was chair.

APPROVAL OF MINUTES:

- Risa moved to approve the October 2022 regular Board meeting minutes. Mary seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS:

- Reserves as of October 31, 2022 = \$57,897.99
- CD's as of October 31, 2022 = \$407,318.97
- Total Reserve Balance = \$465,216.96

MANAGER'S REPORT:

- Unit 950 and 952 – Sore Thumb will be coming out next week; problem is due to lack of facia. Will also check paint peeling on Unit 950 patio.
- Unit 904 – Need to add gutters once work in basement is complete. Al will get this underway.
- Top of fence issue
- Unit 935 – Needs juniper removed. Owner of Unit 939 offered to dig it up.
- Al will ask Turf Paradise to mulch around smaller trees – those planted in 2022 do not need it.
- Drainage on south circle in front of Unit 961: It may be possible to raise the gutter and get a drainage line to the storm sewer by cutting the pavement, raising and setting the drain. Will have to wait until spring. Al has taken salt to Unit 961.
- Tree pruning – Summit will be doing some tree trimming to remove branches resting on roofs.
- Gutter cleaning – Exterior Solutions will be working on gutter cleaning.
- 2nd Fall Cleanup – not sure when this will happen because of the weather/snow.
- Faucet in the garden has been blown out, but do not leave it open.
- Unit 929 – resident was going to send photos of fence damage behind patio to Trio. Damage is the result of lawn mowers.
- Lamppost between 954 and 902 is working again.
- Letter was sent to the person feeding the squirrels to please stop.
- Resident's use of guest parking in violation of parking policy – letter outlining parking policy was delivered. Issue has been resolved.
- Gazebo light continues to be an issue. Unit 916 owner noted gazebo was dark again; suggested that the electrician should be able to trace the line from when the outlets were replaced. He will keep an eye on it;

- Gutter repair in front of Unit 924; Longs Peak Seamless Gutters will be out next week; another unit 952 has ice issues because of under-performing gutters.
- Ice melt: If you need an ice bucket let Al know. [NOTE: Ice melt has been delivered to Unit 924. Please contact the owner if you need ice melt.]
- Unit 907 – photocell is causing front light to flash. Unit 916 owner is an eye on these lights

ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:

- One request – Unit 916 requested approval for installation of NextLight TV. As a member of the ARC, Unit 916 recused himself from the decision to approve or not. Request was approved.

UNFINISHED BUSINESS:

- Did the board approve the Reserve Study bid? – see October minutes – it was requested that we move this to the January 2023 meeting.
- Update to policies due to new state legislation. Al will ask our lawyer to update these policies. See Unit 939 owner for details. These policies are on our website in the last section of our governing documents.

NEW BUSINESS:

- Website Hosting for the HOA Website – Our current contract is up in January 2023; need to find a new site or keep SiteGround; Rhonda will reach out to Risa's contact (Angela) and see what we need to do; Lynn will be paying those bills
- Unit 939 owner raised the question of whether, according to the last set of financials, we were paying for two months of water and electrical bills at once. There are 4 water and 2 electric bills noted. – This was on the October financials. Al/Trio Property Mgmt. indicated that he had double-checked, and that water and electrical charges as noted were for one month.
- Liz was asking if she should be watering her tree – yes, once/month unless we get some snow.
- John asked for an information packet for new board members – names/numbers/etc.

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- Damage to garage at Unit 961
- Unit 961 owner thanked Nate Trick and Al/Trio Property Mgmt. for keeping on the ice issue. Nate noted that after the last snowstorm he was out 2 hours/day chopping at the ice. This is not something that can be kept up with manually. The water flows from 971, around the curve and and hits the southern part of Unit 961. Suggested that Turf Paradise needs a crew to drive through around 3pm when it's warm push accumulating ice to the storm drain. Needs to be done daily until water is no longer accumulating and freezing. Ice melt works only temporarily. Would also like to see the next board undertake a comprehensive review and/or study of drainage in the south circle

Risa Booze moved that the meeting be adjourned. Louise Johnson seconded. MEETING ADJOURNED at 8 pm.

New Board members met in executive session immediately following to choose new officers.

Next Monthly Board Meeting – January 18, 2023 @ 7:00pm

Longmont Senior Center (Room A)