

October 2022 Board Meeting Minutes
Hover Ridge Community Board of Directors Meeting
October 19, 2022 - 7:00 pm
Longmont Senior Center – Room A

DETERMINING QUORUM:

- Board Members Present: Risa Booze, Louise Johnson, Josh Berman, Ron Vogel, Mary Griffin, Lynn Karlin, Rhonda Dick
- Board Members Absent: None
- Trio Property Management: Al Orendorff - Absent
- Unit Owners Present: Nate Trick, Kay Schrage, Susan Bowen, Glenda Buzbee, Shirley Fankhauser, John Peterson, Dale Korba, Paul and Jackie Furlani, Becky Schwendeman, Pat Borgmann, Vicky Vogel, Ginny Lucia, Margaret Kauder, Ramona McCready, Brenda Elmore, Kristine Simpson
- Renters/Observers: Sandor Toth

MEETING CALLED TO ORDER at 7:39pm by Hover Ridge Community HOA Vice President Ron Vogel

APPROVAL OF MINUTES:

- Risa moved to approve the September 2022 regular Board meeting minutes. Josh seconded the motion.
- Passed unanimously

FINANCIAL REPORTS:

- Reserves as of September 30, 2022 = \$62,338.44
- CD's as of September 30, 2022 = \$407,311.52
- Total Reserve Balance = \$469,649.96

MANAGER'S REPORT:

- The budget has been mailed to all members.
- Insurance Update: We received the insurance bill, and it is a little more than the \$60,320 we had budgeted for. Matt emailed that the annual premium would be \$63,200. I forwarded Matt's email of October 5th to the Board.
- Reserve Study: Aspen Reserves sent over their bid to update the 2017 reserve study. I recommend approving the Level 2, Premium, 9- week plan for \$2,110.
- The fence repair is now complete at a total cost of \$8,447.82. This does not include repair of the squirrel damage to the top rails. That work is planned for later this month. GTL walked the perimeter fence and found damage from scratch marks to holes clawed into the surface. Estimated we have 12-15 gouged areas. They will sand and paint the scratch areas and replace the gouged sections of the top surface. This damage is along 50% has gouges. GTL will schedule this work after completing the fence repair.
- Buildings Steve from Sore Thumb on site to check and adjusted all the patio gates. He also repaired and adjusted all the downspouts. Unit 950 reported issues with holes on her back wall. I met with the owner.

- While looking at the holes at Unit 950, we discovered rotted fascia at Unit 952. The fascia is badly rotted, and we should remove the gutters and replace the fascia then reattach gutters. This would be a time and material billing. Please let me know if you would like to proceed. Lynn moved that we repair the fascia that is damaged between Units 950 and 952. Louise seconded the motion.
- Sore Thumb provided a bid to repair the leaking at Unit 904, for \$5,800, however that was an all-inclusive bid for the worst-case scenario doing the entire wall. After removing the insulation from the wall, Steve believes we would be better doing time and material for a smaller 6X6 foot area which he estimated around \$3,500. Please let me know how you would like to proceed. We still need to get the gutter folks back to add downspout to force water toward the swale next to Unit 902. Risa moved that we approve the repair of the leaking in Unit 904 for time and materials not to exceed \$4,500. Mary seconded the motion.
- Roads: Rick from St. Vain to do provide an estimate patching in front of Units 973/971 and at Unit 961. Rick believes he can eliminate the water pooling issues by Unit 961 by replacing the gutters to drain properly. I am awaiting his estimate for that work. It will be higher than the \$1,500 he quoted last month for just paving.
- Turf Paradise provided their estimate for the 2023 landscape work. The 2022 landscape contract was \$30,438. The 2023 contract is \$34,084. If you recall as we built the budget for 2023, I was indicating landscape costs going up in the 10% - 15% area. This is a 12% increase over last year's contract.
- The irrigation will be turned off and blown out before the end of the month.
- Electrical – Rosewood Electric has been informed of the electrical repairs they attempted at the Gazebo by replacing the breaker and two outlet boxes did not work. They will be doing more extensive investigation to determine where the short is coming from.

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.

NEW BUSINESS:

COVENANT VIOLATIONS:

- None

OPEN FORUM:

- A unit owner shared her concern of children playing in the street.
- A unit owner wanted to verify that when the irrigation clean-out occurs, that they open the nozzle of the faucet in the garden. Also, it was asked about the plan for irrigating in the front of Unit 961.
- A reminder that the hole in the fence near Unit 919 has not yet been repaired.
- There is a new hole in the patio fence near Unit 929. Photos will be taken and sent to AI for review.
- Reminder to cc the board (all@hoverridgehoa.com) when you send an email to AI.
- Question whether the board gets multiple bids on services (e.g., landscaping, etc.).
- A unit owner shared that AI did come out and checked the holes between Units 950 and 952. In addition, he was made aware that there is a board on the patio of 950 that is peeling.

- There is a neighbor who continues to feed the squirrels and this issue should be addressed.
- A sprinkler between Units 967 and 963 is in need of repair.
- The lamppost between Unit 954 and 902 is not working.
- Guest parking between Units 902 and 954 is being used on a regular basis for resident parking.
- It was asked that information be sent before the November meeting to share open board positions, as well as board members leaving and staying.

MEETING ADJOURNED at 8:17pm

Next Monthly Board Meeting – November 16, 2022 @ 7:00pm

Longmont Senior Center (Room A)