

**January 2023 Board Meeting Minutes**  
**Hover Ridge Community Board of Directors Meeting**  
**January 18, 2023 - 7:00 pm**  
**Zoom Meeting**

**DETERMINING QUORUM:** Board Members Present: Mary Griffin, Lynn Karlin, Ron Vogel, Rhonda Dick, Selina Church, Paul Furlani, Josh Berman, John Peterson

- Board Members Absent: None
- Trio Property Management: Al Orendorff
- Unit Owners Present: Dale Korba, Glenda Buzbee, Stephen Wilder, Becky Schwendeman, Elsie Klassen, Kay Schrag.

**MEETING CALLED TO ORDER** at 7pm by Hover Ridge Community HOA President.

**Appointment of Secretary:**

Mary moved to approve Selina Church as secretary of the board. Lynn seconded. Unanimously approved.

**APPROVAL OF MINUTES:**

- Mary moved to approve December 1, 2022 Board Meeting Minutes. Lynn seconded the motion. Motion passed unanimously.
- Lynn moved to approve the Budget Ratification Meeting minutes. Rhonda seconded the motion. Motion passed unanimously.

**FINANCIAL REPORTS:**

- Reserves as of December 31, 2022 = \$66,065.88
- CD's as of December 31, 2022 = \$407,838.79
- Total Reserve Balance = \$473,904.67
- Treasurer reported that one CD will roll over on 01/27/23 to automatically higher interest rate.
- Treasurer stated the HOA has adequate operating cash when the question was raised.

**Review of Annual Budget Comparison:**

- Difference between budgeted \$8,400 and actual \$9,331 accounted for by supplies and touch up for East fence.
- Lighting upgrade and replacements for the gazebo accounted for \$1120 expenditure over budget on this item.
- Budgeted aeration expenses \$840 and actual cost \$2,108. Two aerations were done when we only budgeted for one?
- Irrigation Maintenance. \$3,200 more than budgeted. Among other items \$2,200 for emergency shutoff.
- Miscellaneous landscape maintenance included unexpected expenses for new rocks and edging.
- Al pointed out that we set up the budget in July before we get bids from contractors so there will always be differences on some items.
- Mary requested a more detailed breakdown of expenditures; she will take offline with Al.
- John pointed out that our expenses exceeded income by \$37,000 in 2022. Short fall was explained to be due to some capital expenses like painting an extra building in 2022, fence repair due to windstorm, water usage. Also, City of Longmont still hasn't paid for our 2022 NIP grant of \$6,000. John also noted that there were no reserve contributions in 2022.

## UNFINISHED BUSINESS:

- Board needs to approve update to Collection, Conduction of Meeting, and Enforcement policies due to new state legislation. AI has emailed these policies to board members so that we will be able to approve them in February. (01/18/23).
- Work to repair the perimeter fence from squirrel damage is complete (\$1800). We will need to assess patio fence damage in the spring.
- Work to prevent basement leak at 904 complete. Cost less than \$4,500 approved at October meeting. About \$3,800.
- Approval of bid for gutter repairs - \$2,629.50
  - Units **950, 952** in conjunction with fascia repair.
  - **904** needs to be repaired asap to protect completed repairs to basement. Contractor will use 3"X4" downspouts to get away from window well.
  - In front of units **948, 944, 924, and 918** to prevent ice accumulation on front door sidewalks.
  - Repairs will include flashing.
  - Selina moved to approve. Seconded by Lynn. Unanimously approved. (01/18/2023)
- Approval of bid for facia repairs from Sore Thumb, units **950 and 952** - \$3,360.00. Move to approve by Lynn. Seconded by Rhonda. Unanimously approved.
- Drainage problem on south end of circle
  - Nate Trick and Mary met with Turf Paradise and reviewed new plan for plowing with greater attention to existing drainage and north- vs south-facing buildings.
  - Rick from St. Vrain Companies (formerly SV Paving) – believes he can fix the problem for \$4,000.
  - AI will get 2 more bids. Do we need an engineer? Nate will coordinate with contractor and AI as needed. (01/18/23)
- Reserve Study bid – tabled from October and December 2022 meetings. Bid from Aspen Reserves to update the 2017 reserve study. Trio management is recommending approval of Level 2, Premium, 9- week plan for \$2,110. Ron moved to approve. Lynn seconded. Unanimously approved.
- Approval of website hosting and domain name expenses. Hosting \$479.76 for 2 years. Domain \$15.99 per year. Rhonda moved to approve. Ron seconded. Approved unanimously.
- Bid from Turf Paradise for Landscaping work, 2023, \$34,084.00. Contract from April to November. John and Paul will write an RFP we could use for other bids for next board meeting. (01/18/23).

## NEW BUSINESS:

- HOA spent over \$9,000 on water in 2022 (~8.9 million gallons). There has been an increase in city rates for water and sewage. Lynn was requested to compare our water bills over time to see if there is higher usage. Possibly accounted for by leaks in irrigation system. AI and Paul will investigate an online system for monitoring water usage and leakages for next board meeting. (01/18/23)
- Review of insurance coverage. HOA paid a partial premium to renew our existing insurance. Insurance agents will be asked to give a short presentation of our existing coverage and an alternative with Farmer's at next board meeting. (01/18/23).
- Formation of committee to determine best path forward on roofing repair and/or replacement. John, Josh, Paul, Nate, and Selina will participate. (NOTE: John has since withdrawn from the committee.) Selina requested existing board members to summarize the history with the roof and their opinions on how to move forward at the next meeting to help the new board members. (01/18/23).

## COVENANT VIOLATIONS:

- None

## **ARCHITECTURE REVIEW COMMITTEE (ARC) REPORT:**

- No outstanding requests

## **OPEN FORUM:**

- Unit 961 owner asked if bid for drainage problem includes repair of cracks in her driveway. No. Owner said that snow clearing around her driveway is still not perfect. Board assured owner that we are moving ahead with bids on the drainage issue. Selina commented there appeared to be an improvement this week compared to the previous snowstorm.
- Unit 945 asked about the hump of snow and ice that accumulates at the entrance to 9<sup>th</sup> avenue.

Ron moved that the meeting be adjourned. Lynn seconded. MEETING ADJOURNED at 8.30 pm.  
No executive session.

**Next Monthly Board Meeting – February 15, 2023 @ 7:00pm  
Longmont Senior Center (Room A)**