

**March 2023 Board Meeting Minutes**  
**Hover Ridge Community Board of Directors Meeting**  
**April 19, 2023 - 7:00 pm**  
**In-Person Meeting**

**DETERMINING QUORUM:** Board Members Present: Mary Griffin, Ron Vogel (by Zoom), Rhonda Dick, Selina Church, Paul Furlani, Josh Berman, John Peterson

- Board Members Absent: Lynn Karlin
- Trio Property Management: Al Orendorff
- Unit Owners Present: Heidi & Pete Roeser, Dale Korba, Mona McCreedy, Louise Johnson, Jan Peterson, Kristen Wolslegel & Nate Trick, Margaret Kauder, Pat Borgmann, Ginny Lucia, Velia Wilder, Sandor Toth (proxy for Agnes Toth).

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

**APPROVAL OF MINUTES:**

- Selina moved to approve February 15, 2023 Board Meeting Minutes. Rhonda seconded the motion. Motion passed unanimously.

**FINANCIAL REPORTS:**

- Operating cash as of January 31, 2023 = \$48,968.18
- Total reserves (CDs and money market) as of January 31, 2023 = \$407,861.76
- Total cash balance = \$456,829.94
- February financials – no questions or comments.

**COMMITTEE REPORTS:**

- Roofing and Gutters. The plan is to appoint an independent inspector to write the RFP for replacing the roofs and to inspect the contractor's work. The board would like bids from 3 independent inspectors. Re/Cor is one option. Paul and Al will give Selina some other names.

**UNFINISHED BUSINESS:**

- Josh moved to ratify the board's vote by email to award a bid for tree trimming to Summit Tree Care. John seconded. Motion passed unanimously. The vote on March 9 concerned 3 bids for pruning 26 trees, preventing trees from touching West fence and preventing trees from touching North fence or patios along North fence. Contract amount \$5,635.-. Summit Tree has started the work.
- Summit Tree Care inspected the pine tree that appeared white around the trunk and determined the tree is fine.
- Aspen Reserves are starting the reserve study. The study report will be available in about 90 days. The owner of 939 requested that the reserve study inspector go up on the roof. (01/18/23)
- Longs Peak Seamless Gutters and Sore Thumb are starting repairs on gutters and fascia by the end of March.
- Al got bids for work on the road from Denver Asphalt and Superior Aggregates. He is waiting for an updated bid from St. Vrain Paving. Owner of 916 and John will write RFP? (01/18/23).
- Motion by John to approve moving our HOA insurance to Farmer's. Seconded by Paul. Unanimously approved. In the event of a loss, assessments of unit owners could be as much as \$25,000. Owners are advised to purchase assessment insurance on their own policy. (01/18/23).
- HOA spent nearly \$9,000 on water in 2022 (~8.9 million gallons). There has been an increase in city rates for water and sewage. Possibly accounted for by leaks in irrigation system. Al and Paul will investigate an

online system for monitoring water usage and leakages – will need to work with landscaping contractor.  
Tabled until next board meeting. (01/18/23)

- John presented 5 landscaping bids. The board will consider the details. Need for references or interviews? (01/18/23).
- The owner of 916 gave a presentation about the advantages of organic fertilizer and weed killer for the health of the landscaping and human occupants of the neighborhood. Fewer opportunistic weeds, no chemical vapors. Owner of 929 spoke in support. Mary said natural lawn care may require less water over time. The owner of 947 pointed out we should get a soil sample and look at content of fertilizer etc. not just the “organic” label. Mulching grass clippings and leaves instead of removing clippings also improves soil quality. Mulching only works with organic fertilizer. The organic lawn care started 2 years ago has helped with some problems like necrotic rings on the grass. Owner of 939 pointed out the board has not poled the neighborhood as was done with the change to organic fertilizer 2 years ago. The board will take the concerns about fertilizer and weed killer into account when evaluating landscaping bids. The owner of 947 will help John with RFP for organic products. (03/15/23).
- Lynn will check interest rate on new CD. (Tabled in view of Lynn’s ongoing hospitalization.) (02/15/23).
- Gazebo light is working again. The board will table this item for the time being.

## **NEW BUSINESS:**

- Replacement of Aspen trees at 927. Tabled until next board meeting. (03/15/23).

## **MANAGER’S REPORT:**

- INSURANCE UPDATE: Please let me know which insurance you are going with, as we are running out of time and need to make the next quarterly payment.
- Reserve Study: Aspen Reserves has been sent the signed contract and deposit. I need to get them some further information before they schedule the onsite visit. Most of what they require is on the web site.
- Both LongsPeak Seamless Gutters and Sore Thumb are scheduled to start the repairs to the fascia and gutters by the end of the month. Sore thumb is back on Friday and I will talk secure his schedule and coordinate with Longspeak Seamless gutters.
- The roads suffered more damage through the winter, and I have met with Denver Asphalt, Superior Aggregates and St. Vrain Paving. The bids are attached from Denver Asphalt and Superior Aggregates and expect to have the updated St. Vrain estimate early next week. Please note that I have asked them to provide bids for crack sealing and seal coating as well as repairs by 959 and the area at the entry from 10th Street. We can review these more carefully once I get the St. Vrain estimate.
- SNOW: Turf Paradise has almost reached their agreed upon limit for charging Hover for snow removal as there is only approx. \$550 left for us to pay IF we have more snow. Anything beyond that will be handled at NO CHARGE to the HOA.
- Trees: Summit Tree are planning to complete the trimming on Thursday (weather permitting) and Dan inspected the trees along Hover and did not find anything of concern.
- Electrical – I have been told the Gazebo light is working once again... We did not have this looked at so clearly there is some sort of intermittent issue here. What do you want to do?
- Landscape Bids: The landscape bids have been sent to the committee as well as pricing for snow removal. I believe the snow removal will need to be revisited again in the fall once the companies have a handle of their projected pricing for 2023.

## **COVENANT VIOLATIONS:**

- One noise related.

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

- No outstanding requests

## **OPEN FORUM:**

moved that the meeting be adjourned. Selina seconded. Unanimously agreed. MEETING ADJOURNED at 8.30 pm.

No executive session.

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