

Board of Directors Meeting
October 2, 2013 1:30 pm

- ❖ Call Meeting to Order: The meeting was called to 1:40 pm and the following members were present: Courtney Kenady, Deb Drayton & Dave Rossi. Jennifer McAtamney the association administrator was also present.
- ❖ Approval of BOD Minutes for August 7, 2013
M/S/P: Dave/Courtney 3-0
- ❖ Old Business:
 - Hot Issues: Bus stop & Community Building Outreach
 - How to reach out: Mosh will provide the materials and send to the board to vet; once approved Jennifer will put it on the website. For local outreach Ben Brewer has offered to help Mosh with the neighborhood. They would like to start this as soon as possible.
Update - David O'Neil prefers to see bus follow original Master Plan, down Bridge Street, and exiting on Wellington Road at Phase 3
Since the Bridge Street connection will not happen for years (pending Rd White and Blue and TOB approval), Mosh suggests placing temporary stops along the planned alternative route along French Gulch Road.
 - ◆ Olivia Lane moved to French Gulch Road
 - ◆ Sign only (not a full bus stop) placed between Union Mill and Bridge Streets alleys
 - ◆ Sign only (not a full bus stop) along Logan RoadBus would exit Logan Road/French Gulch Road at the east end of Neighborhood and continue to Town.
Courtney is going to discuss with David about how to present this. A process similar to that on the community building could be a good method for outreach. She will get back to the rest of the group on this. We would need to hold meetings before September 23 due to moving of the model. *This is tabled at this point until Mosh returns.*
 - Central Park Improvements – From Summit Landscaping
 - This bid was received and the board voted to do the additional application of fertilizer and revive. Because of timing and the desire not to stimulate new growth that will not harden off before winter this application will be with Scott Wintergard Turf Fertilizer instead of our usual combo of traditional turf fertilizer and revive. Tell said he has clients who use this and thought this would be the best thing to apply at this time of year to give our greens a head start in the spring.
- ❖ New Business
 - Finance
 - Approve bills and sign checks:
 - ◆ Review & approve actual to budget:
 - ◆ M/S/P: Dave/Courtney
 - Hot Issues:
 - Snow removal for 2013/14 season – bids to review: 6 bids, 8 total for some snow shoveling. They were all over the board and the committee is reviewing them. Once the committee has a recommendation that will all be passed along to the Board of Directors for their final decision.
 - DRC Committee and Process – Questions and Answers
 - Jennifer briefly explained how this process works and following our joint meeting with the DRC things seem to be functioning smoothly.

- Sports Equipment/Toys in common areas what is our policy on this and how to we enforce it? This should be taken up by the rules committee.
 - Set a meeting date for our HOA meeting in November: We are looking at Wednesday, December 4th for our HOA meeting which will include a budget to be ratified. Jen and Deb will start work on this once tax season is over in mid October. We anticipate that we will need to have some type of board meeting to discuss this when complete. Jennifer wanted to note that we need to approve the budget according to our bylaw which require the budget be mailed to all owners at least 14 days prior to the meeting.
- ❖ Final Board Comments:
- Other matters: Start thinking about amendment 64 and it's potential impacts on the neighborhood. Note: Jennifer has done some research on this. The general recommendation from CAI is for that regulation in shared wall developments like condos this is a big concern. While single family homes have the ability to regulate you will want to consider the ability to enforce any rules and how they align with the TOB laws. We should also remind neighbors that it is recommended that any leases prohibit the growing of MJ because of code violations and potential damage to property that these growing situations can create.
- ❖ Meeting Adjournment: 2:58 pm
M/S/P: Dave/Courtney – 3-0

*Board of Directors Meeting
August 7, 2013 1:30 pm
24 Leapfrog Green*

- ❖ *Call Meeting to Order: The meeting was called to order at 1:42 pm. The following board members were in attendance: Courtney Kenady, Michael Mosher, Deb Drayton. Dave Rossi was unable to attend due to a family issue. He hopes to call in if possible. Jennifer McAtamney was also in attendance. We contacted Dave and let him know how to reach us and that we were starting our meeting.*
- ❖ *Approval of BOD Minutes for June with Dave Rossi's changes regarding irrigation bills*
 - *M/S/P: Mosh/Court – 3-0*
- ❖ *Old Business:*
 - *Hot Issues: Bus stop & Community Building Out Reach*
 - *How to reach out: Mosh will provide the materials and send to the board to vet; once approved Jennifer will put it on the website. For local outreach Ben Brewer has offered to help Mosh with the neighborhood. They would like to start this as soon as possible.*

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 - *Email and Google Groups –*
 - *Get Courtney and Deb up and running with those new addresses – update*
 - ◆ *We need to get Courtney up and running with this. Jennifer will help Courtney with her Secretary account.*
 - *Rodeo Dr Improvements – update on process and plans. Documents are posted on website. As indicated in the summary it looks like Option 1 will be implemented in 2014.*
 - *Set a date for a meeting with the DRC. As indicated many members can meet on most any Monday evening in August.- August 26th Mosh and Courtney can both make it. It would likely be at 7:00 pm. Jennifer will contact the DRC and Courtney has indicated we can meet at 24 Leap Frog Green*
- ❖ *New Business*
 - *Finance*
 - *Approve bills and sign checks: - Approved*
 - *Review & approve actual to budget*
 - ◆ *M/S/P: Deb/Courtney – 3-0*
 - ◆ *Revenues are ahead of budget, Office supplies are over budget because we are still maintaining storage. No smaller units are available. One thought Jen presented was the possibility of share the space with another HOA or two. (like Peak One & VP) No decision was made people are going to ponder this and Jennifer will reach out to Peak One first to see if they would like to split it.*

➤ Walkthrough list from Summit Landscaping

By and large many of these issues have been addressed by Leslie. Mulch was added to Silver Green and will be added to Impatient Green as well. In many spots where it landscape fabric is showing. Leslie has fixed it but it is back uncovered again due to the activities or pets and people in the beds. Other items noted will require volunteers or funds to fix these areas up. These include pruning trees, gravel and rocks in parking areas, etc. Small misc fence and trellis repairs are also being taken care of by Brian Hume. He is going to be freed up to do some work and is shooting for later this week or next depending on the weather. We are also getting bids for alleys to seal cracks. We also noticed some issues at the French Gulch and alley entrances. On the north corners the alley asphalt is getting damaged and the dirt next to it rutted out. The suggestion has been to fill in these holes with road base and compact them to prevent further wear to the asphalt. The group believes this would be a good things to address so Jennifer will get a specific quote from Brian to fix this.

➤ Hot Issues:

- Signs for Rodeo Open space – we believe this issues has been addressed and don't see a need for a sign at this point.
- Central Park Improvements – Bid from Dave & SL Team
 - We have not received bid – tabled until next meeting
- Snow removal for 2013/14 season – This should be addressed in September so the decision can be made at the October meeting or earlier.
- DRC Committee and Process – tabled until the next meeting.
- Sports Equipment/Toys in common areas – tabled until next meeting
- Poop Loop –litter of bags around old poop station. It is disgusting!!!!
 - Jen will send a note out with the picture to remind neighbors to bring their poop home.
- Delinquent Dues – payment plan requests, penalties and interest are being applied.
 - Neighbor 1: Interest and penalties are waived if paid in full by August 15th.
 - ◆ Approved 3-0
 - Neighbor 2: Proposal to pay with a scheduled payment plan in full by end of January and provide post dated checks for 2014 to have all late fees and penalties waived.
 - ◆ Approved 3-0
- Model office is being sold in October - need option for meetings. Members will consider this.
- 10 & 14 Bridge St.
 - Enforcement: We have sent them a notice of violation. They have cleaned up only the tires remain at 14 Bridge St. A neighbor has also offered to help with the effort if needed. Jennifer will contact them both and offer to send neighbors over and also be give suggestions about taking care of the violation.

❖ Final Board Comments:

- Deb is resigning and has let David know. She has offered continue in her role to help to with checks and payment plans until David appoints a replacement and responsibilities can be transitioned.
- The Board has unanimously agreed that they should work to have the budget ready for the meeting so that neighbors are prepared for the increase in 2014. If we want to do this we may need to move the meeting back to November to ample time to notice the budget hearing.

❖ Meeting Adjournment: 3:31 pm

M/S/P: Courtney/Deb – 3-0