

Board of Directors Meeting
Minutes
November 5, 2014, 2014 5:15 pm

- ❖ Call Meeting to Order: The meeting was called to order at 5:15 pm. The following members were in attendance Tom Bailey, Emily Lutke, Courtney Kenady Ron Schuman.
- ❖ Approval of BOD Minutes from Sept & Oct special meeting
 - M/S/P: Ron/Tom - 4-0
- ❖ Old Business:
- ❖ New Business:
 - Finance
 - Approve bills: Completed
 - Actual to budget: Accepted
 - Pending: DRC Follow up from last meeting: The Board would like to see the DRC put the length of time to build concurrent with the permit for the project. For those who have had approval expire they would like to see this streamlined and for the neighbor to be able to ask for a review of their previous application and that this is approval expedited between meetings. In the event there are changes to their original application they will need to resubmit. Note: We will need to update the Design standards for this stuff to be in effect and you will also want to determine if we will be willing to accept phased projects.
 - Can the DRC send us a updates on where things are at and if they have any needs.
 - Enforcement items:
 - We have a new group of CSO's doing parking enforcement for us. We have 5 officers who are now working on this with us.
 - Appeal by Brady's to waive the fine of \$200 for their camper which was parked in their parking pad on and off this summer. –Waive this fine and let them know that if it parks there next summer they will be in violation.
 - Ron will also take on updating our rules and regs with enforcement and collection policies.
 - Agenda for HOA meeting
 - Call meeting to order
 - Introduction of Neighbors
 - Check Quorum requirements
 - Approval of March Minutes
 - Financials
 - Ratify 2015 Budget and Reserve Schedule
 - Open Forum
 - Adjourn
 - Dog Poop Stations: What to do???
 - Ron will take Willow & Summer Green
 - Tom will take Huckleberry Green & Silver Green
 - Leslie Gunder will take Leapfrog and that area.
- ❖ Meeting Adjournment:
 - M/S/P: Tom/Courtney 4-0

*Board of Directors Special Budget Meeting
October 16, 2014*

Call meeting to order: Ron Schuman, Courtney Kenady were in person, David O'Neil was by phone and Tom Bailey arrived late. Emily was not able to make this meeting.

This was a special meeting to discuss the proposed 2015 budget.

2015 proposed budget: A lively discussion was held regarding the proposed budget. In continuing to try to control costs a three year plow and shovel agreements were negotiated by Ron and Tom. This stabilizes these costs over the next three years. We will do the same with irrigation and landscaping. The next challenge is HOA management. In July of 2015 the state will require that HOA managers become licensed by the DORA. This means that Jennifer will be unable to continue to provide the service she has been doing for the last 8 years. Looking at the market rate for management companies this will have a serious impact on our budget. Typically the going rate in Summit is \$30 -\$50 per door for professional management. This triples this cost for years going forward. The board would like to avoid a dues increase in 2015 if at all possible.

In order to do this and be able to budget for a new Management situation after June of next year we will need to cut back on something. After much discussion the board agreed again that shoveling services will be limited to greens saving us about \$12,000. With this and a reduction to our reserve contribution for 2015 we can achieve this budget. For 2016 we will have a better understanding of how the changes in state law will impact our management of the association and may need to look at an increase at that time but will be able to leave dues as they are in 2015.

Ron is going to write a letter on behalf of the board of directors to explain what is happening and why this budget was chosen as well as explain the decision to eliminate the shoveling of walkways. Jennifer will mail the following

*Courtney moved to adopt the proposed budget and reserve schedule.
Tom seconded this motion and the budget was adopted.*

Board of Directors Meeting
Minutes
September 3, 2014 1:00 pm

- ❖ Call Meeting to Order: Tom Bailey, Ron Schuman Emily Ludke & Courtney Kenady were all in attendance along with Jennifer our association administrator
- ❖ Approval of BOD for July
 - M/S/P; Ron, Tom – 3-0
- ❖ Old Business:
 - Project: We want to look at rules for campers, trailers and toys, renters, and review our fine and notice structure for any changes. This will be a project for July, to be adopted by the board initially and presented and accepted by the neighborhood at the October meeting. There were some thoughts that since things are working relatively well that we should not do much. The

one part of this that does not work is having a repeating violation status. This seems to be working the board is not interested in making changes at this time.

- ❖ Snow removal we are soliciting bids from ALLPhase, Hume and JC Services – we discussed the rfp and like where it is headed. Jen needs to get Visor Construction ph# to Ron. Ron will move forward with this and try and get it back by the 20th of the month. He would like to get a vote by the end of the month.
- ❖ New Business:
 - Finance
 - Approve bills: Done
 - Actual to budget – Jen sent out please take a look when you have a chance. Even with the excessive snow removal this winter we are still looking solid for the year.
 - Follow up on violations & new violations. What changes do we need to make to process to do this efficiently? How to report, how to verify, how to follow up and notice neighbors, how to track:
 - Let's send letters for the rafts we have identified out in the neighborhood.
 - As we had done in the past we will be acting on complaints and not proactively looking for violations. When a complaint is made it will be verified and we will follow up via the rules in the maintenance standards.
 - DRC Follow up from last meeting: The Board would like to see the DRC put the length of time to build concurrent with the permit for the project. For those who have had approval expire they would like to see this streamlined and for the neighbor to be able to ask for a review of their previous application and that this is approval expedited between meetings. In the event there are changes to their original application they will need to resubmit. Note: We will need to update the Design standards for this stuff to be in affect and you will also want to determine if we will be willing to accept phased projects.
 - Landscaping for summer
 - Central Park Improvements
 - We are holding on this and replacing the aspen on Impatient Green. A & E will install the new tree and ½ of the cost will be shared with Sara Hirsch at her request.
 - Enforcement discussion/ options: See above
 - Schedule a walk thru day: Do we want to do this still?
 - Beautification Day: We are a go for the 13th.
 - Blanket Email to neighborhood. Brian is good for the 13th.
 - Ron will buy the brushes & Stain, brushes.
 - We have paint. Courtney will check on the amount of paint.
 - Next spring we will do a big day with siding etc.
 - Meeting schedules for remainder of the year: November 5th, and we might need a meeting for the budget as well.
 - Fall HOA meeting date and budget - HOA meeting on November 12th. We will email everyone the budget to review for October 1.
- ❖ Meeting Adjournment: 2:38 pm
 - M/S/P: Ron/Courtney 4-0