

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 ot 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

*Board of Directors Meeting
Minutes
July 23, 2014 4:30 pm*

- ❖ *Call Meeting to Order: the meeting was called to order at 4:37 pm. The following members were in attendance: Ron Schuman, Courtney Kenady Tom Bailey & Emily Ludke arrived at 5:10 pm. Bob Christie & Doug Briggs and Jennifer McAtamney were also in attendance.*
- ❖ *Approval of BOD Minutes for May:
M/S/P: Ron/Courtney – 4-0*
- ❖ *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. Tabled*
 - *Snow removal 3 year contract to consider: We are also soliciting a bid from AllPhase.*
 - *Follow up on violations: Jennifer will send the list on the google site. We will continue to follow up on these.*
- ❖ *New Business:*
 - *Dumping in and around the neighborhood:*
 - *Doug would like the association to pick up the trash and dump it and contact neighbors and let them know the costs of this. We talked about the horse poop too and some suggestions included putting up private property signs and posting a notice at the stables to remind people. We can send out another email explaining that it costs the HOA X to dump off. If we don't have the beautification day we can also ask Dan if we can put it in his dumpster. There is some good incentive to pay someone so people understand the intrinsic costs of this behavior.*
 - *DRC Member questions – Bob Christie will be in attendance to present some questions to the board.*
 - *One concern is how to deal with section 2.5 of the design standards.*
 - *The board is going to review this list so they can talk about it in a joint meeting.*
 - *We discussed how to handle these applications when they get re-reviewed.*
 - *We want to all work together to make this process customer friendly and also so it continues to benefit the neighborhood.*
 - *Finance*
 - *Approve bills: Done*
 - *Actual to budget*
 - ◆ *M/S/P: Ron/Courtney 4-0*

- *Note: Our financials look good especially in light of our huge snow year*
- *Landscaping for summer*
 - *Central Park Improvements - Tabled*
- *Enforcement discussion/ options: See above*
- ❖ *Issues with Final Board Comments: None*
- ❖ *Schedule a walk thru day: Post this on google group*
- ❖ *Meeting Adjournment: 6:00 pm*
M/S/P: Courtney/Emily – 3-0 – Ron had to leave at 5:50 pm.