

August Agenda

10 August 2023 / 7:38 PM / Celebration Christian Church-Loveland

AGENDA

- Robbie shared his desire for joining the HOA Board as a way of connecting with neighbors and facilitating improvements. Kelli shared her experience as secretary and how some technological skills can be helpful and she shared that with her family's needs she is not able to dedicate the time to this position right now.
- 2023-2023 Achievements:
 - Re-negotiated the contract with ground maintenance (Colorado Greenbelt). The board provides feedback to Tom (owner of Colorado Greenbelt) as we can with respect to his struggles with personnel. The board obtained bids for other ground maintenance companies and Colorado Greenbelt was the most reasonable price for our budget.
 - Beautification of the entryway with new plants and rocks: provided by Colorado Greenbelt.
 - Addressed violations: The board has contacted homeowners by letters and when needed in person.
 - Addressed outstanding dues: Linda Pfeiffer has sent out several letters and some of the largest past due accounts have been reconciled.
 - First annual garage sale this last summer: The Board created a sign in Lisa's garage. It is reusable for years to come.
 - Homeowner requests a garage sale at the beginning of the summer as well as the fall. The board will consider this for next year.
 - Increased dues and fees to cover the rising costs of water, ground maintenance, and insurance.
 - Dues increased to \$350.00/yr. : If the HOA was run by a professional company then dues would increase exponentially. The majority of the dues go towards the greenbelt which some homeowners can't easily enjoy but is available to all. Per Paul Pfeiffer the greenbelt is a federal requirement for us to maintain d/t the storm drain.
 - Transfer fees went up to \$75.00 for homeowners selling/purchasing in the neighborhood.
 - Status letter fees went up to \$50.00
 - Delinquent status letter fees increase to \$100.00

- These fees offset our cost for being able to employ our bookkeeper. Per Lisa Bicknell these fees are still much lower than other self-managed HOA's.
 - We placed a HOA drop box at the entrance of the Greenbelt, to make it easier and cheaper for the residents to make their HOA payments. The board has successfully received several payments from this box. Lisa explained that with a very hard rain (which we have only experienced once since the box was instituted) it can leak.
 - We greatly appreciate Peter Bicknell for digging the hole and pouring the cement that now holds our new box.
- After the city fixed the sidewalks, they left the front entry into Meadowbrook Heights without any sod. We need to get the city to address this issue.
- Items needing addressed:
 - Graffiti on the bridge: On both sides of the bridge. It is not explicit, but is still an eyesore. The board has discussed pressure washing and concrete paint.
 - Insurance (old policy discontinued): Will be discontinued August 24th. We don't have several of the items the policy covered (e.g. pool, recreational building, etc.). The company did offer another policy. The board is looking for a policy that more accurately reflects what our neighborhood needs.
 - Drainage issues on 1st street: The grates have been getting clogged from tree limbs, debris, etc. The board has been talking with Tom about clearing that path.
 - Question: Doesn't the city own the sidewalk
 - The HOA is responsible for the sidewalks on 1st from the white vinyl fence to Wilson and on Wilson from 1st until where the fence juts out. We are also responsible for the trees and we can get cited by the city for violations. Last year the Board dedicated time and finances towards grinding the sidewalks along those areas to mitigate trip hazards.
 - Look into speed limit signs.: Primarily on Johnson Avenue, this is a long stretch of street and cars seem to speed along. The Board would need to contact the city to determine the process for obtaining.
 - The stop sign at Kathryn is ignored frequently
 - Some neighborhoods have speed bumps but they can mess with cars over time.
 - There are also the bright little yellow kid signs.
- Financials
 - Profit and Loss - A management company can cost up to \$200/month if we cannot get volunteers for the Board. They also don't have a vested interest in our community. We are still the lowest for fees.
 - If the water pipe breaks-cost \$20-30,000. If Paul is not around then contact councilman. The greenbelt collects water from areas outside of our neighborhood and we could argue that the city should offset some of the cost.

- The aging fence is also a cost that we need to consider when reviewing potential insurance policies and when analyzing the reserve account.
 - Balance sheet: Reads \$20,671.34 and this week we transferred \$30,000 into the reserve account (incurs interest).
 - We want to make sure the budget balances out to meet the increases without a profit that we would pay income tax on.
 - 2023-2024 Budget
- Board meeting voting, Robbie & Kelli resigning from the board. Mark's position is also open as he was not able to attend this meeting. Tonight we are only looking for volunteers to vote on the Executive Board for a 1 year commitment. After the year commitment members of the Board do not pay annual dues. At the first Executive Board meeting, the members of the board will decide who will perform which role.
 - Martin Meyer volunteer : described some of his history and working with technology and how he can contribute to the Board.
 - Concern for this time of the year is the back to school night. The bylaws specify the 2nd Tuesday in May. In June there are several homeowners gone for vacations. The consensus is to change the meeting to align with the bylaws.
 - John Meyer: Described his position as a non-voting member. He is willing to volunteer if no-one else volunteers.
 - Melissa Ehrlich: District manager for Advance HOA Management. Has experience with bylaws and covenants. Volunteers for the Executive Board.
 - Is anyone willing to volunteer as a committee member to support the board or as an at-large (non-voting) member? Peter Bicknell & Aaron Stein volunteer.
 - Vote to re-elect Lisa Bicknell-unanimous
 - Vote to elect Martin, Melissa , and John- unanimous
 - Vote for at-large members: Peter Bicknell and Aaron Stein-unanimous.
- Question/Answer:
 - Ask Colorado Greenbelt to edge around the ditch.
 - Since the city fixed Wilson the drainage to our greenbelt is less.
 - When you drive from Nancy to Johnson the "improvement" the city did creates a water build up. Lisa requests that someone records what happens when it rains. John Meyer suggested calling the City Engineer to look at the area, he asked the individual to come and look at an area and they were responsive.
 - The city is resurfacing the roads. The city website has a map.
- Meeting called at 8:42 P.M.