

Oakridge Village II Annual Meeting  
Thursday, January 30, 2020  
Council Tree Covenant Church

### **Board Members Present**

Jim Cook, Linda McGlothlin, Roger Sherman, Chad Whisenant, Jan Harvey  
Bill Bohlen was present by proxy only

**Jim Cook, HOA President, called the meeting to order at 7:00PM. Jim introduced himself and welcomed all of the homeowners**

### **Establishment of Quorum**

A quorum of at least ¼ of the total membership (1/4 of 94 homes in Oakridge = 24) was established. There were 15 owners present in person and 25 proxies for a total of 40.

### **Approval of the January 29, 2019 annual meeting minutes.**

Tom Schneeberger moved that the minutes be approved as submitted. Chad Whisenant seconded the motion. The minutes were approved by a unanimous voice vote.

Those minutes included information about water issues on Wheaton across from Coralberry Court. Water coming from a leak in the canal that runs across the golf course is affecting 3 or 4 Oakridge homes. That water is being diverted from basements by sump pumps the homeowners have installed. A question was raised about using this diverted water for HOA watering to cut down on water costs. Jim explained that the HOA does not have rights to that water and is unable to utilize it. Even though this is not an HOA problem, it was pointed out that Jim has worked with the affected homeowners, the City of Fort Collins, the Fort Collins senior manager for parks, and has tried to contact the ditch rider of the faulty canal. The golf course, which is owned by the City of Fort Collins, has plans to redesign its irrigation system in the next few years. Hopefully a fix to the canal leak will be included in that redesign.

### **Board members**

During the meeting the current board members were introduced.

Jim Cook - president  
Linda McGlothlin – treasurer  
Roger Sherman – landscape VP  
Chad Whisenant – architectural control VP  
Jan Harvey – secretary  
Bill Bolton – vice president, was not at the meeting

### **Financial Update**

Linda reported that there is currently \$7,170.71 in the checking account and \$31,801.24 in the reserve savings account.

The board had already approved the 2020 budget that was sent to homeowners. Dues will remain at \$655 for the year. Since annual dues did not increase more than 5%, a vote of the membership to approve the budget was not necessary.

Bills will be mailed tomorrow and payment is due by March 1, 2020.

### **Budget**

Jim reviewed the 2019 actual financials and the 2020 budget and answered questions from homeowners.

- When homes in the community are sold the HOA receives fees from the sale. This potential income is not included in the budget. In 2019 the HOA received \$2,250 in fees.
- In 2019 the HOA purchased \$16,210.10 in additional water allotments for the Wheaton 1.5 inch water tap. This year the average water use for the Wheaton tap was down 49%. The drop was

attributed to a wet spring in 2019, repaired leaks in the irrigation system and adjusting the controllers for watering.

All of the additional allotment purchase went to the Wheaton tap to try and limit surcharges on that account.

To date we have not been billed for a surcharge (per our permit) on the Keenland account.

- This year the HOA did not plant any additional trees. The board decided to wait until the turf conversion plan was in place. The HOA has traditionally planted trees each year in anticipation of existing trees dying. There are 36 ash trees in the common area open space and the HOA wants to be prepared for losing some of those in the next few years.
- The board plans to replace the two older manual irrigation controller boxes this year. \$3,000 has been budgeted for this expense.
- Another \$6,900 has been budgeted for an additional water allotment purchase this year. The board only plans to consider incurring this expense if our water usage this season for the Wheaton tap actually exceeds our newly raised annual allotment. Otherwise it will be added to the reserve savings.
- The reserve savings account balance is over \$31,000. This is the fund that is used for all unanticipated expenses and major expenses, including taking down dead trees and future repairs to the drain pan that runs through the common area. The cost to take down one tree can run as high as \$1,000 and that does not include removing the stump. A homeowner asked if the HOA had gotten pricing from Davey's Tree Service and Roger confirmed that we had.

## **Landscaping**

Roger and Jim, along with homeowner volunteers, are monitoring the irrigation system. In 2019 they replaced between 15 – 25 rotor heads and fixed major leaks.

Roger stressed the importance of homeowners contacting a board member if they see any problem with the system so it can be addressed. Contact information for board members can be found on the HOA website at [www.oakridgehoa2.org](http://www.oakridgehoa2.org).

Roger, along with the landscape change team, is planning to implement the first turf conversion area, which will be converted from bluegrass turf to native seed grasses. The total cost will be approximately \$13,000 with \$7,000 being paid for through a grant from the Northern Colorado Water Conservancy District. The area includes a portion of the open space behind the homes on Elderberry along the power line trail.

There were concerns about our turf conversion after watching the work in the park on the north side of Keenland adjacent to the railroad tracks. Concerns included the orange fencing in that area, the weeds growing in that plot, and the standing water. Roger pointed out that the park got a late start in June or July of last year. Our conversion will begin in the spring. It is anticipated that there will be no fencing, just "keep off" signs along that area. It's important that initially the soil be kept moist at all times. We will be hiring a company to oversee the project. In a few years, when the native grass is well established, we hope to see a savings of 13% in our water usage from the Keenland tap.

With water costs continuing to rise it is important to manage our water usage prudently.

The landscape costs for the HOA will go down because the converted area will not need to be mowed.

Once the native grass is well established, with any weeds mitigated, wild flowers will be added.

Chad commented on how lucky our HOA is that Roger, who is a licensed landscape architect, is using his expertise to implement this conversion.

## **Architectural Control**

Chad emphasized the importance of homeowners submitting an Architectural Review Request Form before any work is done to the exterior of the home, including the front and back yard. It's important that homeowners advise their neighbors about any changes they plan to make. If no request is submitted and work is done, the HOA can require a homeowner to change any work that's been completed, especially if neighbors object.

Any changes, including pergolas, need ACC approval.

Currently all roofing must be approved, even if it is replaced with the identical roof. The board hopes to get a new roof replacement policy in place in 2020.

The paint policy states that if a home is repainted the existing color it does not need HOA approval. The question was raised if that would be the color the home is now, or the original color it was painted before years of fading from the sun. Jim suggested again that before any outdoor work is done homeowners should talk to their neighbors and make sure there is no problem. Chad would be happy to take a look at the new color.

Two ACC items were brought to the attention of the board.

First is a fence repair that was not completed. The home is occupied by renters who said they contacted the owners. The next-door neighbors will contact the owners. If the problem is not corrected the board will intervene.

Second is the home at the corner of Keenland and Barberry that has a fence that was built about 20 years ago that may encroach on HOA property. Neighbors say there was an agreement between the homeowner and HOA that the fence would need to be corrected before the house was ever sold. It appears the house will be going on the market soon. Jim will check into the issue.

### **New Business**

#### **Volunteer Sign Up**

Jim again thanked the homeowners who have volunteered to help in our community. Their work has benefited the HOA and saved us considerable money. Three sign-up sheets were made available for people to sign up to help with the following.

- Irrigation System Management Team
- Snow Removal Team
- Landscape Change Team

### **Ice in the street**

It was noted that some icy areas or snow piles along Wheaton / Barberry are dangerous. Jim asked that homeowners contact the City of Fort Collins Street department about problems. That contact information is in the December 2019 newsletter. It is streets@fcgov.com - 970-221-6615.

### **Election of Board Members**

The board consists of 3 to 7 members. Currently there are 6. Susie Kiesling, who was elected to the board last year, has moved out of the area and resigned.

Board members are elected for a three year term. Jim pointed out that board members are not obligated to stay on for three years – we are volunteers.

The terms for Jim and Linda are up this year.

Jim nominated himself to serve on the board again.

Linda agreed to serve again and was nominated by Jim.

New homeowner Melanie Wood expressed interest in serving on the board and volunteered her project planning skills. She was then nominated from the floor.

There were no other nominations to the board. (Glenn Nelson, not present at the meeting, was nominated by Bryan Brooks. Our Bylaws require that nominees be present at the annual meeting and state their willingness to volunteer and serve in order to be duly elected so the nomination was not recognized. )

The three nominees – Jim, Linda and Melanie - were elected by a unanimous voice vote.

### **The meeting was adjourned at 8:20PM.**

Respectfully submitted,  
Jan Harvey  
Secretary