

Oakridge Village 2 HOA Annual Meeting

Tuesday, February 16, 2021

Due to ongoing Covid-19 concerns, the meeting was held remotely (via Zoom video conference—set up by Roger, published in the newsletter, and link emailed to homeowners by Linda).

Board Members Present

Bill Bohlen, Jim Cook, Linda McGlothlin, Roger Sherman, Chad Whisenant, Melanie Wood

Establishment of Quorum

A quorum of at least $\frac{1}{4}$ of the total membership (1/4 of 94 homes in Oakridge = 24) was established. There were 23 owners present in person and 12 proxies for a total of 35, which is 34%.

Jim Cook, HOA President, **called the meeting to order at 7:06PM**. He explained that Chad would be the moderator for the meeting. Homeowners were requested to type their names into the available chat messages session in order to have a record of their attendance. They were also informed that the meeting was being recorded, and encouraged to utilize the mute function when others are talking.

Approval of the 2020 annual meeting minutes

Jim stated that the annual meeting minutes from last year, which have been posted on the website, needed approval. He asked the board if there were any proposed revisions for the minutes. There were none offered. Roger moved to approve the minutes as presented and Jim seconded the motion. Jim asked if there were any questions or proposed revisions from homeowner attendees. Without any offered, the minutes were approved by a unanimous voice vote.

Officer Reports

Jim introduced the current board members and explained that two positions would be up for election later in the meeting; Chad's term has expired, and there is currently one open board position.

Chad—lead of the Architectural Review Committee—spoke and briefly discussed the importance of communicating directly with your neighbors when proposing items that need ARC approval. He also addressed signage within the HOA, general property clean up, solar panels, our updated fence policy and dumpsters not in a driveway need City approval to be placed in the street.

Melanie—new to the board in 2020—expressed that board participation was “really fun and interesting”. Jim noted her contribution in converting the Architectural Review Request Form into a pdf fillable format.

Roger—our Landscape Committee lead—spoke about several items under his responsibility and included how important landscape appearance was to all members of the HOA, and the value of hearing from homeowners about it. He discussed the current status of the turf conversion program and the value of the 50% grant contribution to the approximately \$16,000 spent on turf conversion, a new controller, sprinkler systems audit and sprinkler head replacement.

He went on to explain that no new turf conversion area would be initiated in 2021 as the focus would be to make sure our first area got the attention needed to be 100% effective. Roger stated that “Lindgren” would be our maintenance subcontractor again in 2021 and that the HOA would be including irrigation management in their contract this year. He went on to say snow removal of common walkways was still being done by the HOA itself, but that we had the ability to bring in Lindgren to clear snow if needed. Pursuing more grant funds for future beautification of the common area landscape was on his radar for attention. He mentioned the potential (if cost effective) treatment of up to 35 of our ash trees that are susceptible to emerald ash borer infestation.

Jim commented on the reasoning behind adding the irrigation water management back into the contract for Lindgren. Please be patient as we continue to find the balance between lower water usage and properly looking landscaping.

Bill—our Vice President—plays “utility infielder” for the board and did not have anything to report.

Linda—our Treasurer—reported that 37% of home owners had already paid 2021 dues. She also stated that the HOA Operations Checking account held \$22,090.11 and \$22,811.11 was in our Reserve Savings account. Jim asked how many homeowners were utilizing Zelle to pay electronically and it was briefly discussed.

Old Business: 2021 Budget Review

Jim utilized a shared screen format to walk all meeting participants through the financial budget line-by-line. He stated that the 2021 operating budget had been approved by the board of directors and it included keeping the HOA dues set at \$655/year. The budget spreadsheet has been posted on the website.

He specifically addressed any items which might seem out-of-line with previous years' budgets. Some of these items included:

Line #26—\$1500 allocated to install a new buried power service to irrigation controller C.

Line #28—\$2000 to replace the malfunctioning underground drain line running along the northwest edge of the “coat hanger” area.

Line #29—\$4100 for the redesign of the blue spruce removal area (\$1000), repair of damaged turf areas (\$1000), and the potential treatment of HOA ash trees (\$2100) if it is deemed cost effective and prudent.

Line #34—\$26,520, our largest single expense item, for Lindgren’s landscape services that now also includes irrigation management (\$2,587) in the contract.

Line #35—\$1000 for weeding and any required re-seeding of the current turf conversion area along the Powerline Trail (Phase 1), although it is anticipated this will be done by the responsible contractor without any charge.

Line #36—\$4000 is increased funding and a sign of board commitment to maximize efficiency of our irrigation system by identifying problems and making long term permanent repairs.

Line #37—\$7000 includes money to set up a proactive preventative maintenance pruning program of HOA owned trees. In 2020 there were at least three(3) damaging high wind and wet snow events whose cleanup added substantial and unexpected costs to our budget.

Line #39—\$1000 for the board to hire out HOA sidewalk snow removal in the event that the HOA cannot manage this activity ourselves.

At this point, there was a question from the floor about the trees located between the sidewalk and Keenland Street in our common areas: yes, they belong to us, not the City.

Lines #43 and #44—Jim made some overall comments. He reiterated that the last two years of water use were both significantly below the 10 year average. 2020 had higher water use than 2019 due to a relatively hot dry summer. The unfavorable weather combined with controller technical issues caused significant browning of some turf areas last season that was not experienced in 2019.

Line #46 (purchase of additional water allotment)—the board is not planning to purchase additional water allotment from the City in 2021. It is the board’s opinion that with the additional \$20,000 purchase of allotment in 2020 along with the turf conversion, and the much improved efficiency of the existing irrigation systems that no additional purchase of irrigation water should be needed to cover projected usage in 2021. Jim also announced that we had applied for and received a water surcharge waiver for 2021 that the City offered to customers committed to turf conversion and other mitigating water use programs.

Line #48—the Oakridge 1 HOA annual water bill for our property on the southwest corner of Wheaton and Keenland was \$341.21 and we have paid it.

Jim concluded the budget review by noting that no money was allocated to increasing the Reserve Savings account in 2021, but the budget was balanced with substantial increases in funding committed to landscape improvement items.

Jim fielded a question from the floor regarding the irrigation system in the turf conversion area: Controller C covers that area.

Responding to a question submitted in the chat session, Chad stated that the funds for possible ash tree treatment were only intended for trees located in the HOA common areas, not on private property. Roger proposed that if the HOA does secure a subcontractor to treat HOA owned ash trees the board would forward that contact information of said contractor via newsletter so that all homeowners with ash trees on private property might be able to “piggy back” with the service provided to the HOA.

New Business

Chad asked if anyone had new business to discuss. Jim mentioned that the board had on its agenda to generate a yard maintenance policy, and requested volunteers to help draft a proposal. There has been some ongoing owner concern about neighbors who do not maintain a neat appearance and how that reflects poorly on the overall look of the neighborhood. Chad and Rod Bowman have already volunteered to co-chair a committee for that effort.

Jim asked if there was any new business to consider from the floor. Jean Jasinski expressed concern about the ongoing City main waterline issues. Do we have any sway with the City about replacing water mains that keep breaking? We have had at least five(5) breaks in the same area in the last two(2) years on McMurry, plus a few others in other places in our filing. The street pavement patches are often delayed, poorly done and a nuisance. Is the City ever going to replace the water mains, or just continue this disruptive patchwork of fixes?? Roger and Jim noted that the board will try to address this concern. Bill Bohlen agreed to pursue answers from the City of Ft Collins Water Utility Division.

Linda raised the question about whether an individual homeowner could plant a tree on HOA property. Jim stated that this was possible, however such action must be approved by the board as to both location and species to be planted. Roger suggested that he would be a willing advisor as to the proper species as he is well versed in such matters due to his profession and experience. Kathy Hawkins asked who would be responsible for such a tree, and expressed concern about long-term responsibility. Jim answered that if it was planted in the HOA common area, then the HOA would be responsible for it long-term. Chad clearly expressed that trees should not be planted in the common area without board approval. Roger re-iterated tree approval criteria: the proper species in an acceptable location (away from underground utilities and acceptable to neighbors in the vicinity).

Election of Directors

With no further new business proposed, Chad initiated the final item on the agenda, the election of new board of directors. Jim declared that the quorum participating in this annual meeting would serve as the nominating committee. There were two(2) open positions to fill. Each position is a three-year voluntary term.

Chad volunteered to continue on the board and Jim seconded his nomination.

Mike Winchell volunteered to serve on the board also and his nomination was seconded by Bill, Melanie, and others. He insisted that we be “fun”. There were no other nominations or volunteers.

Roger provided an electronic voting ballot. The homeowners present at the meeting submitted their votes. Both Chad and Mike were unanimously approved as board members.

With no further business on the agenda or brought up by any meeting participants, Chad made a motion to adjourn the meeting. Jim offered some closing comments and requested that we get out and meet one another and communicate with our neighbors.

The meeting was adjourned at approximately 8:05PM.