

Oakridge Village II HOA Board of Directors Meeting
Thursday, December 20, 2018
7:05PM

Members Present – Jim Cook, Bill Bohlen, Linda McGlothlin, Chad Whisenant, Jan Harvey, Kristi Cook

Approval of Minutes

The minutes of the November 7, 2018 Board of Director were approved as submitted.

Architectural Control Committee – Chad

No new requests have been submitted to the ACC.

A home on Elderberry has removed three trees from the front yard without submitting a request to the ACC.

Treasurer – Linda

Balances:

Operating Funds Checking - \$6,866.93

Reserve Savings - \$21,749.69

\$5,000 was transferred from checking to savings on November 11, 2018.

Linda reported that using the excel spreadsheet to post finances is much easier than Quicken, which she had been using.

She thanked Jim for his work on the website and keeping it updated. Feedback from Realtors has been very positive.

5219 Coralberry Court recently sold for \$465,000.

Snow Removal – Jim

In an effort to reduce the cost of snow removal the HOA is looking for volunteers with snowblowers who will help with this task. The last time it snowed Jim and one of his sons shoveled the HOA sidewalks in 1½ hours.

As volunteers, homeowners clearing the sidewalks would not be covered for liability through the HOA policy.

When Hurr Vasa landscapers clear the sidewalks there is a two-hour minimum charge.

Ice Buildup on Street

There has been extensive ice build up on Wheaton across from Coralberry Court. Underground water from the golf course causes water issues for some homeowners in that area. They must continually run sump pumps and that water goes into the street between 5225 and 5231 Wheaton. This is the first winter where ice has been a problem. On the golf course property, just behind the affected homes, there is a ditch with a gravel pit and a sump pump which had been disconnected for the winter season. Jim contacted the City and they have that sump pump reconnected. The concern is that when the weather is really cold they won't be able to run that sump pump and the water from the homeowner sump pump will continue to freeze in the street. Jim is investigating with the City to see if that water can be diverted directly to the sewer system instead of the street storm water system.

“HOA Water Tap Surcharge Update and Proposed Plan dated December 21, 2018

The Board reviewed the draft of the proposed document that will be sent to all homeowners, along with the newsletter and other information, in preparation for the annual meeting. The following questions / clarifications were addressed.

#4 – How does the City determine what constitutes “commercial taps”. Since HOAs are not a business, why are they considered “commercial”?

Taps going into homes are all ¾”. Our 1” and 1 ½” taps are larger than ¾” and therefore are considered commercial.

#6 – Should the HOA hire an attorney? The board was divided on this issue. In Jim’s dealings with the City he felt they had been upfront and had given him accurate answers to all of our questions and that hiring an attorney would not provide any additional favorable outcomes. Jan

felt the City staff had given honest answers, but that their interpretation of the facts may not be entirely accurate. After much discussion the board voted to approve spending up to \$2,000 in 2019 for an attorney to review some of the information we received. Jim, Bill, Jan and Linda voted in favor of hiring an attorney, and Chad voted no to hiring an attorney. Jan, Bill and Linda will contact an attorney after the January annual meeting.

#9 – In the continuing effort to save money, when a contract with a landscape company is signed for next year, Jim will have the following itemized with individual prices - irrigation control, cleaning drain pans, spring/fall/summer cleanups and other services. Various companies could be hired to take care of specific needs.

#10 – Jim explained the chart showing Oakridge Village 2 water usage, which shows the actual water used by each tap for the years 2010 to 2018. He also charted the water needs based on the mean water used during that period and the minimum used. The HOA goal will be a 17% reduction in water usage.

Landscape alternatives

The board welcomed Casey Cisneros and Roger Sherman to the meeting. Casey and Roger have volunteered to work with the HOA on some future landscape needs.

Roger has lived in the neighborhood since 1999. He is a landscape architect with BHA Design in Fort Collins. Roger has worked on projects throughout the City including the landscaping of Spring Canyon Park which is a combination of manicured areas and areas of native prairie grasses. Casey moved to Oakridge two years ago. He is a weed manager, working with ecological restoration, for Larimer County.

Roger and Casey, along with board member Bill Bohlen, will work on plans for some low water landscaping in our common area. They will develop and propose plans for two areas, one in the common area behind Elderberry Court along the power trail and a second in the common area across from Honeylocust Court adjacent to the golf course. The goal will be to come up with something esthetically pleasing that will reduce water needs. The first step might be to establish a test plot in one or both of these areas for homeowners to observe and inspect. Each of these test plots will probably encompass one irrigation zone. Once the test plot is deemed a favorable idea, then it could be expanded to cover several irrigation zones in the area. There are about 50 zones in our common areas. It was pointed out that it can take 2 to 3 years to get new landscaping established.

Casey had reviewed a grant for landscaping work within the HOA. The application deadline is in February and it would be impossible for plans to be completed and submitted in time.

Casey and Roger will review, with Jim, our irrigation system to guarantee that it is functioning as efficiently as possible.

The Board voted to approve up to \$2,000 for the test plots in 2019.

Board meeting continued

After Casey and Roger left, the Board meeting continued with a review of what options to present to homeowners at the annual meeting to address the water surcharge increase issue and finalize the proposed budget for 2019. Several options previously discussed at the last board meeting were considered and the Board unanimously decided that the following would be presented to homeowners for their consideration and approval..

- Increase annual dues by \$175 to \$655 per year.
- Obtain a loan for up to \$100,000 to purchase additional water rights.

New date for annual meeting

The date of the annual meeting was changed from January 15, 2019 to January 29, 2019 so notices could be mailed at least 30 days prior to the meeting, as required. Jan will contact Council Tree Covenant Church and confirm the Blue Spruce Room is available on the 29th.

Mailing / contacting homeowners.

Jim and Kristi will print everything that will be included in the mailing and purchase stamps for the mailing. The Board reviewed all the documents that would be included in the mailing and made several changes. The board approved the amended documents.

The mailing will be put together at Jan's house on Saturday, December 22 at 9:00 AM. Those will be mailed on Wednesday, December 26th.

Jim will post the approved documents (newsletter, water tap surcharge update and proposed plan, and the proxy form) on our HOA website.

In an effort to get 60% of homeowners, or their proxies, at the annual meeting, board members will try to contact all homeowners personally. Jan will come up with a list of homes for each board member to visit. If Board members had specific neighbors they wanted to visit they were asked to get those names and addresses to Jan.

The meeting was adjourned at 10:05PM.

Respectfully submitted
Jan Harvey