

Oakridge Village II HOA Board of Directors Meeting

Monday, July 15, 2019

Approval of Minutes

The minutes of the February 12, 2019 meeting and the March 11, 2019 meeting were approved as submitted.

Board Members Present – Jim Cook, Bill Bohlen, Linda McGlothlin, Jan Harvey, Roger Sherman, Susie Kiesling, Chad Whisenant
Homeowners Present – Kristi Cook

Treasurer's Report – Linda McGlothlin

Linda reported that 93 of 94 homes have paid their 2019 dues in full. One home has been making payments and owes \$105, which will be paid in 3 installments of \$35 each.

Home Sales

1 home in Oakridge 2 recently sold. The HOA has not received the funds from that transaction yet.

1 home is currently on the market.

Water Bill

Jan questioned a water bill for approximately \$160 for a period before the irrigation system was turned on. This was generated by a new City policy to not turn off the water to those accounts during the winter. The amount seemed excessive for one month since we were using no water, but the bill was correct. There are monthly account fees even when no water is used.

Financial Spreadsheet

Jim gave the board an updated spreadsheet for income and expenses through June 2019. It was noted that:

- The HOA has not taken out a loan so there have been no payments to date. There was \$6,900 allocated for loan payments for 2019.
- The new 1-year landscape contract with Lindgren was approximately \$2,000 more than budgeted
- Water usage for 2019 for the Wheaton 1.5 inch tap is about 50% less than our historical average and for the Keenland 1.0 inch tap it is about 24% less than our historical average. The lower usage can be attributed to several factors including rain, adjusting the water settings down, fixing and replacing 10 – 15 rotors and fixing some leaks. There is a group of homeowner volunteers who have been helping with monitoring and repairing the irrigation system. This has meant a considerable savings to the HOA. Jim predicts we will spend less on water this year than what was budgeted.

Checking and Savings Accounts

The balance as of June 30 in the checking account was \$52,119.82.

The balance as of June 30 in the savings account was \$21,774.74.

A motion was made to transfer \$30,000 from the checking account to the savings account. The board voted unanimously to make the transfer.

Fence Policy

The March 2019 draft of the fence policy was reviewed.

Suggestions that Roger submitted outlining the City's distance requirements at intersections and driveways will be added to the proposed policy.

The revised policy prohibits fences in the front yard, requires a minimum setback from sidewalks, and limits fence height along the golf course and HOA open space to 4 feet. Homeowners along HOA open space may request a height variance. It would need to be approved by their neighbors and the ACC.

Jan expressed concerns about giving variances and felt the written policy should govern all fences.

The new fence policy will not be retroactively applied to fences already in place, but will be applied to any new fences or fences being replaced.

A motion was made to approve the fence policy as written, including the suggestions from Roger.

The motion was passed with a vote of 6 for and 1 opposed, with Jan casting the dissenting vote.

Architectural Control – Chad Whisenant

There are no applications currently under review

Chad expressed concern about applications submitted without adequate time for review and approval before work starts.

The ACC application will be reviewed and updated. A minimum time for the application to be processed will be determined and that information will be included on the new form. The current application states 30 days, but many homeowners want to start work much sooner after their application is submitted.

It was noted that there was a lot of roof damage in the neighborhood from the July 5th hailstorm. The upcoming newsletter will remind homeowners that any roof work must be approved by the ACC. It was also noted that contractors may not post signs in the yards where they are working.

Landscape – Roger Sherman

Roger explained that because of rain the days when the lawn work has been done has not been consistent.

The lawn maintenance company, Lindgren, has been cleaning up fallen branches that resulted from the hail storm along with branches from trees that were recently trimmed. Lindgren has been asked to notify Roger if they see any irrigation system problems.

Oakridge Village Filing 7 has completed the work in the park area on the north side of Keenland, converting the area to native grasses. Some homeowners have expressed concern about the way the area looks, but Roger said it can take up to two years for the new grasses to be established and not to be discouraged by the way it looks now.

The City did approve the AMP (Allotment Management Program) but did not waive the water surcharge for 2019. The first opportunity to receive a waiver through the AMP is in 2020.

Therefore the HOA now intends to submit a landscape change plan to the City in early 2020 in time for getting approval and waivers from the City for the next irrigation season. The City program (AMP) will allow up to 3 years to submit a plan and receive water surcharge waivers if our plan is approved.

The preliminary Turf Conversion Concept Plan includes 3 potential Test Plots. The first phase will include some or all of these areas, depending on available funding. If we can't afford to construct all of the Test Plots, the first phase may include one or both of the Test Plots by the Power Trail. Some board members suggested that we focus all of our efforts on the area near the Power Trail, so we could complete everything shown in that area. Final phase one limits will be determined based on contractor pricing and available funding.

Jim suggested that, starting now, some of the areas that will be converted to native grasses be allowed to grow to 8" and for watering in those areas be kept to a minimum. This would allow homeowners to get a better idea of what to expect after the native grasses are in place. Roger and the Landscape Change team will consider the idea at their next meeting.

Loan for additional water allotment

Jim moved that the board not secure a loan for purchasing additional water allotment (s) in 2019 for the following reasons.

- When Susie Kiesling and John Moren researched loans in February 2019, loan terms were no longer favorable. Interest rates and fees were too high and term length too short.
- Lenders would require another vote of the entire HOA membership specifically pledging all future dues as security for the loan
- Lenders would require an additional increase in our annual dues for a loan at or near the full amount requested (\$100,000).

The motion was seconded and unanimously approved by the board.

With the financial savings that we have seen and now anticipate for the year, the board decided to purchase additional water allotments later this year using part of the reserve funds rather than using a loan.. The board will evaluate our finances after the irrigation water has been turned off (usually mid October) to reevaluate how much water allotment we need to purchase long-term and decide how much it will be possible to buy in 2019 before costs potentially go up on January 1, 2020. The water surcharge pricing is reset every two years. Also, as part of the budget process for 2020 which will be conducted after the current irrigation season ends, additional funds will be designated for future water allotment increase purchases.

Jim is looking into the possibility of the HOA selling private placement corporate bonds, where we could define and set the terms, to finance some of the future water allotment purchase. In Jim's opinion the information from the City has been insufficient about the procedure for actually purchasing additional water allotments. There was concern that if we wait too long and the purchase through the City was a lengthy process, it could be a problem actually completing the purchase by the end of the year.

Therefore a motion was made to immediately purchase a relatively small water allotment – about a 5% increase, approximately \$5,000, for the Wheaton 1.5 inch tap as a way to test the process. The motion was seconded and unanimously approved by the board. Roger will make the purchase from the City on behalf of the HOA with HOA funds provided by Linda.

Grant for Landscape Changes

Oakridge Village Filing 7 obtained a grant to cover a significant amount of the cost associated with the new landscaping in the Keenland park.

Writing grant proposals is very specialized work. Jim will reach out to Oakridge Village 2 homeowners in the upcoming newsletter to see if anyone can help with these applications. Susie will contact the person who wrote the grant application for Oakridge Village Filing 7 to see if she is available to work with our HOA.

Groundwater Issues Behind the Homes from 5219 – 5243 Wheaton

The sump pump from the home at 5231 Wheaton directs the water directly into the street. This caused severe icing issues last winter.

The water from the sump pump at 5237 Wheaton goes into a drainage pipe that runs behind the property. It appears to be blocked. Jim plans to meet with Roto Rooter on Tuesday, July 16th for them to inspect the pipe, using a camera, to try and diagnose the problem. The board approved \$200 for those services.

Jim, and the homeowners of the affected properties, have met with Doug Groves, City of Fort Collins Stormwater Superintendent. Doug will

- Verify whether the drainage pipe and easement above it are owned by the HOA or by the City.

- Contact the City owned Southridge Golf Course and see what plans they have to modify the irrigation pond near that site.
- Propose and request that the Southridge Golf Course create an additional sump pit in the area that is at least as deep as the sump pit at 5231 Wheaton and pump any water from it into the pond.

If there is an ice problem on Wheaton in the future it appears that the City Streets Department is responsible for clearing it and making the area safe.

The Board intends to publish a newsletter and email it to homeowners next month with pertinent updates.

The next board meeting will be held on Monday, September 30th at 6:30PM.

The meeting was adjourned at 9:30PM.

Respectfully submitted.
Jan Harvey