

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, July 5, 2023

- The meeting was called to order at 6:10pm
- Board members present: Zaid Abdo, Sara Belmont, Bill Bohlen, Rod Bowman, Camille Susemihi
- Also in attendance was previous board members James Cook and Chad Whisenant
- Location: 5225 Coralberry Ct, Ft. Collins, CO

General

- Meeting minutes from May 2nd, 2023, were approved.

President Updates:

Proxies will be allowed for the executive board members for voting in executive meetings. Anyone can proxy.

Substantial changes were made to sections 3 and 4 of collection to align with Colorado rules. Some will be addressed using the enforcement policy.

New state-law requires providing homeowners with a state-hotline to contact if they have issues with HOA.

Common Area Landscape Management (CALM) Updates:

Irrigation: Irrigation usage was ½ million gallons which is good. Projections for July is good but not as good as that for June.

Trees: Bill provided a list of trees that need trimming with one tree declared dead west of McMurry and suggested cutting tree in the winter. Estimated cost for tree trimming is \$5,600. Bill will talk to the contractor. Bill will set priorities and talk to the contractor to flag the trees that need to be trimmed right now in case of safety issues. There was agreement to try and coordinate HOA's trimming with that of the homeowners to assess potential for a bulk discount.

Drainage: Drainages the pond it is plugged and Bill talked to the city to see if they will interfere to flush the line. Jim, previous president, talked to a city person earlier in this regard and he suggested that the HOA doesn't have anything to do with this. Jim will give Bill the name and how the conversation went.

Treasurer and Budget Update

Board members inquired about the CD obtained by the previous board – previous president clarified that the CD came from the reserve savings account. The HOA will have to pay taxes on the interest. The current CD was for 12 months.

Tree damage clean up and trimming, the \$5,600 mentioned above, is already budgeted for. Ash tree treatment, \$4,500, was spent. \$467 to pay for water.

Dishonesty application insurance policy that the board approved was put at \$75k. This policy covers all board members from any mishandling accusations.

The president will also review the budget and sign to maintain acknowledgement of correctness.

Architectural Control Committee (ARC) Update

5219 Honeylocust Ct: Privacy wall has been completed. Owner submitted more requests that were submitted to the ARC to review including backyard patio. ARC conveyed to owner that no large vehicles are permitted on the back common area.

5225 McMurry: Owners of 5225 McMurry were replacing a segment of the fence and their neighbors completed their part without submitting a request to the ARC to review. ARC will contact those neighbors to request they submit a separate request for review and documentation.

Xeriscaping Policy: Policy was reduced and simplified and will continue to be worked on. Priority is to send to legal. ARC started a standard letter to send to neighbors to request taking care of yards once policy is finalized.

Other business.

The executive board set Tuesday July 11th at 6pm as a date for a special meeting to discuss enforcement policy before sending it to legal-council.

The board agreed to set dates for neighborhood walkthrough after the enforcement policy has been finalized.

The board agreed to electronically discuss and share the above policies if any needs to be shared prior to next meeting.

Meeting adjourned at 7:20pm