

Oakridge Village II HOA Board of Directors Meeting
Tuesday, March 27, 2018

The meeting was called to order by Jim Cook, acting HOA President, at 7:10PM

Members present included Jim Cook, Bill Bohlen, Linda McGlothlin, Chad Whisenant, Kristi Cook and Jan Harvey

Approval of minutes

The minutes of the November 6, 2017 Board of Directors Meeting were approved as submitted.

President Report - Jim Cook

HOA Website - The three-year subscription with web hosting company BlueHost has expired. The cost for their service would have increased from \$6 per month to \$11 per month. A three-year subscription with GoDaddy is \$3 per month, so the HOA has switched to them. The existing domain name, Oakridgehoa2.org, will remain the same. The new site will include all of the information on the existing site plus some additions. A new email address for the secretary will be added to the site since the old one cannot be accessed.

The draft of the minutes of the January 23, 2018 Annual Meeting will be posted. The minutes will be approved at the 2019 Annual Meeting.

Treasurer's Report - Linda McGlothlin

The checking account balance is \$38,597.12

The Savings account balance is \$16,736.14

There are 8 homeowners who have not paid their dues. Linda has sent an email reminder to the 5 homeowners she has an email address for. She will send a reminder letter to the other 3. The Board will be updated after April 2, 2018 to see if there are still any outstanding dues and then determine what steps to take to get payment.

Jim will look into the requirements for homeowners to have the option of paying dues electronically through the HOA website in the future. Currently all payments must be by check.

Architectural Control Report - Chad Whisenant

Currently there is just one ACR submittal for new windows.

Chad questioned the ACRs authority when approving solar panels. Jan will send the Board information on the Colorado Senate Bill that addresses energy conserving devices.

The Board discussed having general policies posted on the website that address fences and paint colors for homes. These would address the approach the HOA thinks is necessary for maintaining the quality of the neighborhood

Jim will draft a paint policy and Chad will draft a fence policy which will then be reviewed. These will address the quality of materials as well as the need for designs that are harmonious with the existing architecture.

Trees

Bill expressed concern that as older trees are being removed on homeowner property that new trees aren't being planted. He pointed out that trees increase the esthetic quality of the neighborhood. Bill will research ways the HOA can encourage homeowners to plant trees, possibly with HOA assistance.

Landscape

The contract with Hurr/Vasa Lawn and Landscape has been renewed. Their services include general landscaping - mowing, trimming, fertilizing and aerating - as well as clean up services, sprinkler start up and blow-out and a bi-weekly walk-thru of the area. The cost is \$20,476.00 annually. Hurr/Vasa also does snow removal on sidewalks in the common area on an as-needed basis.

Snow removal includes the sidewalks on Keenland and the common areas on Wheaton. This season snow removal has cost approximately \$1400. The board agreed to look into finding a homeowner in our neighborhood with a snowblower who could take on the job of clearing the common area sidewalks for next season.

Insurance

The HOA insurance policy, which covers the HOA and Board for liability, is ready to be renewed. Jim will review the policy and check with the current insurance company to see why their premiums would increase so much.

Reserve Study / Concrete Pans

The reserve study addresses the eventual replacement of concrete drain pans that are the responsibility of the HOA. Jim has contacted a company to give us an estimate on the job and confirm the figures in the Reserve Study. Hopefully no work will be required for a few years. Jim is working with the City of Fort Collins to see how water flow to the area could be stopped when work is being done.

Water Alerts

When there are any concerns with the flow of water to the irrigation system Jim receives an email alert from the company (ET Water) that monitors the system. Bill will be added to the list as a backup contact in case there is a problem and Jim can't be reached.

Neighborhood Get Together

A neighborhood get together has tentatively been scheduled for August 25 from 3PM to 5PM. Linda, Kristi and Jan will organize the event and get back to the board. Details will be included in a Summer 2018 HOA newsletter.

The next HOA board meeting will be scheduled via email and is anticipated to occur sometime this summer.

The meeting was adjourned at 8:30PM.

Respectfully submitted.
Jan Harvey
Secretary