

# Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Monday, March 27, 2023

---

- The meeting was called to at 6:42pm
- Board members present: Zaid Abdo, Sara Belmont, Bill Bohlen, Rod Bowman, Brittany Delmonico, Camille Susemihi, Mike Winchell
- Location: 5243 Wheaton Drive, Ft. Collins, CO

## General

- Meeting minutes from December 16, 2022 and February 27<sup>th</sup>, 2023 were approved

## Finalizing board member roles and confirming email addresses

There have been a few changes since the last meeting. Positions are currently as follows:

- a. Sara Belmont, President: [president.oakridge2hoa@gmail.com](mailto:president.oakridge2hoa@gmail.com)
- b. Brittany Delmonico, Vice president: [vp.oakridge2hoa@gmail.com](mailto:vp.oakridge2hoa@gmail.com)
- c. Camille Susemihi, Treasurer: [treasurer.oakridgevill2hoa@gmail.com](mailto:treasurer.oakridgevill2hoa@gmail.com)
- d. Zaid Abdo, Secretary: [secretary.oakridge2hoa@gmail.com](mailto:secretary.oakridge2hoa@gmail.com)
- e. Rod Bowman, Architectural Review Officer: [arch.oakridge2hoa@gmail.com](mailto:arch.oakridge2hoa@gmail.com)
- f. Bill Bohlen, Common Area Landscape Management: [calm.oakridge2hoa@gmail.com](mailto:calm.oakridge2hoa@gmail.com)
- g. Mike Winchell, Member: [member1.oakridge2hoa@gmail.com](mailto:member1.oakridge2hoa@gmail.com)

Secretary will ask Jim Cook to update the HOA website with the new email addresses and add the approved minutes from the last two meetings.

## Review of outstanding landscaping requests that need to be approved, denied or request more detailed information:

5318 Elderberry Ct. – Rod contacted the owners and let them know that their application will be discussed in the current board meeting. Although they indicate that they comply with the city of Ft. Collins' guidelines, their plans don't show a clear description using the format suggested by the city and don't show that at plant maturity, per the city's suggestions, at least 50% coverage of the xeriscaped area will be covered. Concerns raised by the board were: 1) the lack of a detailed description of what will be done and 2) presence of planters in the front yard. Rod will respond requesting more details of their plans prior to approval.

Rod/ARC will check other standing applications for discussion during next meeting.

## Landscaping:

- a. Decide whether we need to do a "real" policy for landscaping maintenance.
- b. How do we leverage the city docs for xeriscaping?

For parts a) and b) above. State law leaves it to the HOA's to set xeriscaping policy. State law doesn't allow for requiring grass. The city and CSU have documentation and detailed suggestions for xeriscaping. City doesn't force, but incentivizes, their xeriscaping

suggestions. We need to have a policy that we can enforce. Not much to go by from other HOAs. Rod, Mike, and Brittany will continue working on a policy. Look into potentially implement a moratorium while they discuss and complete the policy.

c. Change/enhance the fence policy

The previous ARC policy requires further review to make sure it complies with Ft. Collins' and State Law.

**Review changes to our enforcement, collections and meeting policies, which legal counsel suggested we change.**

Sara will continue reviewing House Bill 22-1137 and will complete the enforcement policy review and get back to the board. Recommendation is to change policy to adhere to the bylaws restricting fines to a maximum of \$50 and revisit prior to the next annual meeting to decide whether we should bring the \$500 fine upper limit to the owners for a vote.

**Other business.**

There are six properties outstanding for dues' payment. Treasurer will reach out to ask for the payment and will hand deliver statements to delinquent neighbors.

**Agenda and actionable items for next meeting:**

1. Rod, Mike and Brittany will continue working on a xeriscaping and landscaping policy.
2. Sara will continue working on enforcement, collection and meeting policies.
3. Brittany and Bill will work on fence policy.
4. The board agreed to electronically discuss and share the above policies if any needs to be shared prior to next meeting.
5. Camille will review insurance policy that the HOA has with State Farm, increased by 4%.
6. Zaid will send introduction email and ask Jim Cook to update the website.
7. The board will discuss new ARC reviews and applications.

Next meeting will be Thursday April 27<sup>th</sup>, 6:30. Location TBD.

Meeting adjourned at 8:52pm