

Oakridge Village II HOA Board of Directors Meeting  
March 9, 2020

### **Board Members Present**

Jim Cook, Linda McGlothlin, Roger Sherman, Melanie Wood, Jan Harvey

Jim called the meeting to order at 6:40PM

### **Minutes**

Roger moved to approve the minutes from the December 3, 2019 board meeting. Jim seconded the motion. The minutes were unanimously approved as submitted. The final draft of the minutes from the January 30, 2020 annual meeting are complete. These minutes will not be officially approved until the next annual meeting. The draft will be posted on the website.

### **Treasurer's Report – Linda McGlothlin**

There is currently \$44,186.94 in the operating funds checking account and \$32,803.81 in the reserve savings account.

Oakridge Village II consists of 94 single family homes. To date 70 homes have paid their 2020 dues in full. 24 homes have not paid.

Linda will send a reminder email at the end of March to homeowners who have not paid by then.

Jim moved that we transfer \$9,000 to the reserves savings account. Jan seconded the motion and it was unanimously approved.

Jim noted that before the 2021 budget is drafted later this year the reserve study needs to be updated. The reserve study, which is required of all HOAs, is a financial analysis and plan to meet our future long-term association common interest property obligations. The major items included in the study are the irrigation system, trees, shrubs and concrete drain pans and drain pipes.

### **Architectural Control**

There is a roofing company sign that has been in front of the home at 5200 Wheaton Drive for several months. The HOA covenants prohibit signs except for "For Sale" signs and political signs (with restrictions). Roger will check with Chad and see if he has spoken with the homeowners about removing the sign.

### **Roof Policy (draft)**

The board gave input into the draft of the roof policy that Jim sent out. Suggestions and discussion about the policy included:

- The statement "Replacing the roof in the exact same material type and color/shade is straightforward and needs no HOA review or approval." will be moved to the beginning of the document.
- It will be noted that a City Permit is required for reroofing.
- There was discussion about the need to "notify" versus "get approval" from your adjacent neighbors about the proposed work. Jan felt that it is the job of the Architectural Control Committee to approve changes, not the responsibility of neighbors. This puts undue pressure on neighbors and may discourage some from informing neighbors of proposed work. Jim didn't want the board to be authoritarian and thought the best approach is for neighbors to agree before an application is submitted.
- Jim was going to work on rewording based upon our discussion.

### **Architectural Review Committee Request Form (draft)**

The board reviewed the proposed form and gave the following input:

- It was suggested that a heading be added to the HOA website that would be solely for ARC where all forms could be easily accessed.
- Roger suggested that links be added to the form to access documents referred to in the request form. He will work with Jim to add that feature.
- A place will be added for the name of the board member reviewing the request and the date of approval.
- The need to “notify” versus get “approval” from neighbors was discussed, as it was for the roofing policy. Jim will work on wording.

### **Fence at 1449 Barberrry Drive**

At the annual meeting it was pointed out that the Taver home at 1449 Barberrry Drive has a fence that encroaches on HOA property. Jim spoke with the homeowners, who are in the process of selling that home. Almost 30 years ago the homeowners had a fence installed on the back of their property. That spring, when the irrigation system was turned on, it was noted that the fence on the north side was on HOA property and the HOA sprinkler heads were on the “home” side of the fence.

According to the homeowner the HOA agreed to let him have the sprinkler heads moved to the HOA side of the property instead of moving the fence. The homeowner paid for this sprinkler head reconfiguration.

No documentation can be found about the decision that was reached on the fence at that time. The board agreed, that because of the time that has transpired, the fence could be left where it is.

### **Paint color on home at 5207 Wisteria Court**

It appears the homeowners are preparing to repaint this home. The existing colors do not meet the Oakridge Village 2 HOA Exterior Paint Policy standards. Jim will check with Chad to see if an ARC request form has been submitted. If not, Chad will contact the homeowners.

### **Shed Policy**

Renewed discussion on a new shed policy has been deferred to a future board meeting.

### **Landscaping**

Roger received quotes from two companies for ET Water Controllers. There is \$3,000 budgeted for the purchase of two controllers to replace two older manual irrigation controller boxes (controllers B and D).

Lindgren quoted \$6,392 for two (2) ET Water Controllers (205W-8), including installation. DBC Irrigation Supply Company quoted \$1,759 for one (1) ET Water Controller (205W-8), without installation included.

CPS Distributors quoted \$2,450 for one(1) ET Water Controller (205W-8), without instatallation included.

The decision was made to purchase only one (1) controller this year (preferably from DBC) that would control zone B – 1, 2, 3 & 4. Jim and Roger will probably install the controller themselves. The irrigation system will be tested around April 18 and then turned off until the system is needed.

There is a storm drain in the park area on the north side of Keenland that is clogged and causing a back up in the drain pan on our property. If current rains do not correct the problem Roger will contact the HOA of the park area.

### **Landscape Contract**

The Lindgren landscape contract is up on April 1, 2020. The new contract should be sent to Roger within a day or two. He and Jim will review it and sign it on behalf of the HOA.

### **Turf Conversion Contract**

Plans for the turf conversion have been submitted to the City of Fort Collins. They have been reviewed and we have tentative approval. Final approval should be received soon.

Northern Colorado Water Conservatory District will contract to have irrigation lines in place for the existing trees, per City code.

High Plains Environmental Center will apply the herbicide, seed and oversee weed control.

They will also serve as the project manager, which will cost \$750 per visit.

The HOA pays for all costs upfront. When the project is completed NO CO will reimburse us for ½ the cost up to \$7,000.

### **New Business**

Melanie will work with Jim to update our reserve study.

An email will be sent out to homeowners updating them on the turf conversion status.

Since our meeting dates have been conflicting with Bill's ability to attend, Jim will check with Bill to come up with tentative dates for the next board meeting.

The meeting was adjourned at 8:05PM.

Respectfully submitted,  
Jan Harvey  
Secretary