

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, Nov 2, 2023

- The meeting was called to order at 6:10pm
- Board members present: Zaid Abdo, Sara Belmont, Rod Bowman, Camille Susemihi, Mike Winchell
- Location: 5224 Honeylocust Ct., Ft. Collins, CO

General

- Meeting minutes from Sept. 12th, 2023, were approved with edits.

President Updates:

Secretary will send Jim meeting minutes to publish on website.

Landscaping policy. Legal counsel was ok with that. One more round of edits from Camille and Rod.

Enforcement policy is also done. We will have another round of review.

We will send an announcement to all HOA homeowners that includes both policies, after final edits but prior to annual meeting.

Letter to neighbors in violation will be sent after at least a month after that ,or before next spring. This is to allow these neighbors to see the new landscaping and enforcement policies.

Common Area Landscaping updates:

President will look into waver-of-liability document for volunteers that would like to participate in helping with snow removal or other volunteer work, including planting trees, for example.

Treasurer and Budget Update

There is an agreement that we should not increase the annual dues for the up-coming year.

We will budget \$2,500 for next year's legal counsel.

Fidelity insurance will start Jan 1st, 2024.

Lindgreen contract has been changed to 9 months instead of 12 months.

HOA saved money on irrigation this year, but we do not expect that we will have the same level of savings next year.

Suggested changes to the budget were approved unanimously.

Architectural Control Committee (ARC) Update

Rod will send letters of violation to some neighbors to ask for plans to remediate some violations. This is on hold until the enforcement and landscape policies are shared with the homeowners. There was a discussion regarding these letters with edits and suggestions provided to Rod for potential adjustments to make it clearer.

Other business.

Discussion about 5207 Honeylocust Ct., Pam and Steve Jackson. Board discussed letter and check sent by them in response to the property damage to the common area. Based on their letter, both parties consider the matter closed.

Newsletter, Brittaney will be responsible for the newsletter. Board agreed to have two more weeks for open edits to the Newsletter.

Camille reached out to Council Tree. We will target Thursday, Feb 8th, 2024, at the Chapel lounge for 2 hours starting at 6:30pm (\$35/hr).

There is new homeowners at 5200 McMurry and the board agreed to go meet and greet.

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

Action items:

1. Finalize enforcement and landscaping policies and send them to the homeowners.
2. Secretary will send Jim meeting minutes to publish on website.
3. President will investigate waver-of-liability document.
4. Will reach out to Council Tree to finalize the reservation described above.
5. Board agreed to have two more weeks for open edits to the Newsletter. Add notes and edits by end of day Nov 18th, 2023.

Next meeting suggested Wednesday the 13th of Dec., 2023 at 6:30pm 5243 Wheaton.

Meeting adjourned at 7:50pm