

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, Sept 12, 2023

- The meeting was called to order at 7:04pm
- Board members present: Zaid Abdo, Sara Belmont, Rod Bowman, Camille Susemihi, Brittany Delmonico
- Location: 5243 Wheaton Drive, Ft. Collins, CO

General

- Meeting minutes from July 5th, 2023, were approved.

President Updates:

Enforcement policy discussion for changes:

- 1) Switch mediation section 3 with fine section 4, so that we have fines before mediation.
- 2) There was a concern about having the meeting first as it sets more of a confrontation. Instead of that, have an email, phone call or a letter sent or initiated first to arrange time to meet instead of directly going for a meeting. Then we send an official letter. If there is no response, then we move forward with the formal letter.
- 3) Suggestion is to reassess at a yearly basis in some cases instead of two months to make sure it is reasonably doable for future discussion and such possibility is built into the deviance clause of the policy.
- 4) Develop a letter to send to a neighbor in case of a violation.
- 5) Should there be an in person meeting the board agreed to send an email or letter to the homeowner to document the interaction.
- 6) The president will request a review of the final document by all board members to provide a final vote via email.
- 7) After final agreement the board will share this document with the homeowners along with the landscaping policy and other documents, and city phone numbers for street parking (for example), of use to the owners that the board will agree upon within the month of October to give the homeowners sufficient time for potential feedback during the annual meeting.

Common Area Landscape Management Updates and Issues:

Bill sent an email to Lindgreen to do a system check and requested a horticultural visit for mid-September. Sara will send Bill's email to include details with this document. Million gallons under budget for watering.

5261 Wheaton Drive, basement damage homeowners. The board voted to commit \$2,000 to address the flushing of the drainage contingent on a discussion with CALM to make sure that the funds can be committed for this purpose. President and Treasurer will

meet with CALM to address this issue fast. Treasurer will project out the budget to make sure we have the funds and if not consider going to the reserve.

5207 Honeylocust Ct, Pam and Steve Jackson, common area property damage situation. This was brought up with legal-council regarding the property damage of the common area. President wrote a letter to send to them to draw their attention with a restitution request of \$300.

Postpone tree removal till next year with discussion with CALM.

Treasurer and Budget Update

We have \$30k to be spent in the budget. There will be payments to Lindgren \$3,500 per month until the end of the month. The contract with the landscapers changed to 9 months. Therefore this year's expenses do not carry over to 2024 budget.

Architectural Control Committee (ARC) Update

No active landscape requests.

5219 Honeylocust Ct., front hedge approved by ARC

5613 Elderberry, redrew the proposed plans and these were approved by ARC.

Aspen removal by 5224 Honeylocust call city to see if that would be their responsibility to address.

Other business.

One more board meeting to organize prior to the annual meeting. Treasurer will call Council Tree regarding renting a room for annual meeting. There is a potential to increase dues.

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

Action items:

- 1) The president will request a review of the final enforcement document by all board members to provide a final vote via email.
- 2) President will follow up with legal-council regarding the Landscaping policy. Board will setup a special meeting to discuss with target for approval by October.
- 3) Adjust old newsletter template to add new potential items for the annual meeting in Feb. Secretary will reach out previous treasurer for a copy. Aim for mid-November for newsletter and budget finalization to send out mid December.
- 4) Treasurer will send letter for 5207 Honeylocust via certified mail.
- 5) Confirm possible discount for tree trimming with CALM.

Meeting adjourned at 8:55pm