

Oakridge Village II HOA Board of Directors Meeting
Tuesday, September 18, 2018

The meeting was called to order by Jim Cook, acting HOA President, at 7:05PM

Members present included Jim Cook, Chad Whisenant, Kristi Cook and Jan Harvey

Approval of Minutes

The minutes of the June 19, 2018 Board of Directors Meeting were approved as submitted.

Tree Planting Event

The Annual Tree Planting Event will take place on Saturday, October 6, 2018 at 9:00AM. New trees will be planted in HOA common areas, and overgrown areas will be cleaned up. Homeowners will be sent an email reminder.

Popsicle Party

Fifty people attended the HOA Popsicle Party on Saturday, August 25th.
It was a good opportunity to socialize, and meet neighbors.

Paint Policy

The draft paint policy, prepared by Jim, was discussed. After the board votes to approve the new policy, it will be presented to the homeowners at the Annual Meeting In January. Paint colors must be approved by the Architectural Control Committee.

Fence Policy

Chad is composing the fence policy to make it more user friendly. It will use the existing design criteria with the addition of "cedar, or an equivalent natural wood" to be used for the fencing material. Any fence backing up to greenspace or the golf course will remain limited to 4 feet in height. Any proposed fence must be approved by the Architectural Control Committee.

Snow Removal Plan

The HOA intends to engage willing homeowners to clear the sidewalks of snow this winter. The goal is to save money and have more control over when the sidewalks are cleared.

Tree Incentive Plan

The Board had considered an incentive plan to encourage homeowners to plant trees in their front yards. It was agreed that this was not something the Board would pursue.

Home Sales

Three homes have sold in Oakridge Village II this year generating \$1,125 in transfer and reserve fees.

Jim proposed increasing our HOA capital reserve fee that is collected when a home sells from \$300 to \$500, or something even higher.

Jan and Kristi are going to check with some local realtors to see how our fee structure compares to other HOAs.

Architectural Control

The ACC approved a fencing request at 1425 Barberry Drive.

Chad, ACC chairman, will keep the Board posted on any ACC requests that are submitted.

Financial Information on HOA Website

All bank statements for the checking and savings accounts are posted on the website.

There was discussion about a need to make the website password protected. The Board felt the information provided is vital to our homeowners and we should continue to have all information as

transparent and as readily available as possible. More security measures are not seen as needed at this time.

Increase in Excess Water Use Fee by City of Fort Collins

The City has informed the HOA that effective January 1, 2019 we will be billed a surcharge for an excess water use fee.

We have two water taps for irrigation of the common areas. Our larger 1.5 inch water tap was permitted in 1987 with a 1,629,260 gallon allotment and surcharge stated as YES. Our smaller 1.0 inch water tap was permitted in 1988 with a 814,630 gallon allotment and surcharge stated as NO. (The Board is requesting clarification on this surcharge.)

These water rights, that the developer purchased, are about ½ of what the area is currently using. The City agrees that our HOA stays very close to the City target efficiency for water use.

The City has informed us they will be billing a surcharge for all water over our allotment for both water taps. This will increase the cost of water for the HOA by approximately \$20,500 a year – or \$210 per homeowner per year.

Jim attended a meeting with the City to discuss the water increase. The following suggestions were presented by the City.

1. Improve Efficiency

The City considers use of 14 gallons / square foot to be efficient. We are currently using about 15 ½ gallons / square foot. Even if we become very efficient with our current landscape and irrigation system, we will still use more water than our current allotment.

2. Buy Water Rights

The HOA could purchase additional water rights this year at a price of \$33,216 per 325,851 gallons. This is the current 2018 pricing; the price will probably increase in future years. To meet our average excess water usage over our current allocation, the additional water rights would cost about \$265,000 to purchase this year. If we choose to purchase those additional water rights, then we could avoid excess water surcharges. Jim estimates that the savings from avoiding excess water surcharges would pay for the additional water rights in about 12 years.

3. Xeriscape and native grasses.

Replace our current landscaping with unwatered rocks etc., or grasses and shrubs that would require about 40% less water.

The commercial water tap excess water surcharge is now \$8.14 per 1000 gallons. (Prior to 2018, it was \$3.06 per 1000 gallons).

The City Council could further increase the surcharge by 2% - 3% every two years.

For most commercial water tap users, the new surcharge billing went into effect this year. However, about 200 accounts, like Oakridge Village 2 HOA, were overlooked and will not be charged until next year. Around 50 of those accounts regularly exceed their water allotment.

The City "Water Smart Program" provides online water usage data.

The City "Landscape Budget Program" provides water use efficiency consultation. Jim plans to schedule a meeting with their representatives to inspect our common area and get their recommendations.

Board Action on addressing the water cost problem.

* (Board member who will set up meeting or gather information.)

1. (Chad) Schedule a meeting with City Councilman, Ken Summers, and make sure he understands the impact of this increase on 94 homeowners.

Find out why the excess water rate increased from \$4.0439 per 1000 gallons (currently paying) to \$12.1839 per 1000 gallons for any water use over our allotment. It would seem this overage should be tiered.

Determine why the HOA was not contacted when this issue was being addressed and voted on by the City Council.

See if the City can give us any financial help in addressing this problem.

Request additional documentation regarding why our 1.0 inch water tap should incur the surcharge when its permit clearly states "NO".

2. (Jim) Meet with City Landscape Representative and Hurr Vasa, our landscape contractor, to get input on landscape changes. The HOA board needs to investigate the cost of xeriscaping our common areas. We need to document a detailed map of each irrigation zone and sprinkler head.
3. (Jan) Look into the feasibility of taking out a loan to purchase additional water rights. (Purchasing \$265,000 in additional water rights would have a break-even point of 12 years.)
4. (Jim) Identify what else we can do to reduce our water use.
5. (Jim & Kristi) See what the annual dues is in the other Oakridge communities.
6. (Kristi) Write a letter that will be sent to all homeowners detailing the water situation.
7. (Jim) Will post information pertaining to the water surcharge on the HOA website.
8. (Chad) Consider the feasibility of selling some of the HOA common area to homeowners.

The letter Kristi is drafting to homeowners will be mailed to each home. We will attempt to provide an online link to a survey that homeowners will have the opportunity to access.

The meeting was adjourned at 8:55PM.

Respectfully submitted,
Jan Harvey
Secretary