

## **Oakridge Village II HOA Board of Directors Meeting**

Monday, September 30, 2019

### **Board Members Present**

Jim Cook, Bill Bohlen, Linda McGlothlin, Jan Harvey, Roger Sherman  
(Board member Susie Kiesling has moved and has resigned from the board.)

Jim Cook, HOA president, called the meeting to order at 6:35PM.

### **Architectural Control**

Chad, ARC committee chair, was not at the meeting. Jim knew of one roof application that had been submitted.

Jan noted that the house at 5343 Wheaton had paint samples on the house and a painter's sign out front. The home at the corner of Barberry and Wisteria also has a paint sample on the side of the house. It is not known if those homes have submitted ARC applications.

### **Neighborhood Workday**

Jim said the neighborhood clean up on Saturday, September 28 was very successful. Dead brush was cleared out and sprinklers were tested and repaired.

### **Oakridge II Home Sales**

Linda noted that she is aware of 3 home sales in the neighborhood in 2019. Each home sale generates \$375 in revenue for the HOA.

### **Landscaping**

Linda noted that bills from Lindgren Landscaping are being sent to Roger instead of her. Roger will continue forwarding those to Linda until the billing address is corrected.

The common areas were not aerated this fall, which was a savings of approximately \$400.

### **Grant Application**

Northern Colorado Water Conservancy District (commonly referred to as Northern Water) is offering grants for up to \$15,000 to promote water-efficient, Colorado climate friendly, landscaping. These grants necessitate a matching commitment from the HOA.

Homeowner Celia Foerster has volunteered to head up the application process. The application has been submitted and a consultation appointment with Northern Water is scheduled for October 21 for them to look at the property and review tentative landscaping plans. Roger noted that the updated landscape plans will then be submitted to the City as part of the application for the AMP (Allotment Management Program).

The work on the park at the east end of Keenland was paid for in part by a grant from Northern Water.

### **Financial Update / Water Allotment Purchase**

Checking Balance - \$1,323.32

Savings Balance - \$51,787.70

\$10,000 will be transferred from savings to checking to cover bills that will need to be paid before the end of the year.

At the next board meeting, after the final water bills for irrigation are received, decisions will be made on purchasing additional water allotments before the end of the year. The goal is to purchase the maximum amount of allotments the HOA can afford.

It appears that currently water usage from the large water tap, which includes the additional water allotment purchased in July, will not exceed the allotment and be billed a surcharge. The smaller tap may be a little over the allotment.

The HOA received a letter from the City, dated July 15, 2019, saying that a proposal will be considered by the City Council to increase the surcharge for water from \$8.40 to \$10.09 per 1,000 gallons effective January 1, 2020.

The Board wants to make sure that additional allotments are purchased before any surcharge increase.

### **Groundwater Issues**

Jim reported that he has met with the new Fort Collins senior manager for parks (golf), Scott Phelps. Scott's responsibilities includes the Southridge golf course.

It appears the main source for the groundwater issues behind the homes from 5219 – 5243 Wheaton is from a leak in the irrigation ditch on the east side of the golf course near LeMay. The ditchrider is John Moen. Jim has been trying to contact him, but has not yet been successful.

In two years, when a City loan has matured, they plan to get a bond to pay for work on the golf course, which should help with the groundwater issues.

A main goal right now is keep water from draining onto Wheaton over the winter and causing icy conditions. If this happens the City Streets Department will be contacted because of the safety issues the ice presents.

### **Shed Policy**

Jim was contacted by a neighbor with questions about the approval of sheds on private property.

The covenants address outbuildings in Article VIII, section 7.

It was noted that previous boards (and ARC) only approved sheds that were attached to homes and matched the exterior of the home. The homeowner wanted to know if a freestanding shed would be approved.

Jim had drafted a tentative policy addressing sheds, which was discussed by the board. There was a lengthy discussion about the impact of sheds in the neighborhood, and what restrictions should be in place. The board decided to table further discussion until the next board meeting.

The next board meeting will be held on Wednesday, November 6, 2019 at 6:30PM.

The meeting was adjourned at 8:25PM.

Respectfully submitted,  
Jan Harvey