

CV HOA Annual Meeting

August 29, 2023

Meeting came to order at 6:36 p.m.

Tim Vandel introduced the board members. Board members gave a brief resume of what their responsibilities were for the board.

J D McCrumb – Town Administrator; Number 1 items is the resurfacing of roads. Began a month ago, should be completed by the 2<sup>nd</sup> week of September. Once the roads have been resurfaced painting will be done. It is 3.9 M . Denver Water is contributing approximately \$800, 000 Continuing to focus onto smaller projects in the Town. Highlights will be done in the news letter in a couple of weeks. Town board is working on budget at this time.

When can pans be replaced . Dirt accumulates on Driver. Received no response.

A: We have wet soil which backs up on a lot of streets. The town goes through the list of complaints and assesses the gutter pans. Response is generally not given.

Tim recommended taking photos and sending to Tim and copy him on it.

Q: Project across from K Circle.

A: 23 homes no lights.

Q. Denver Water took out our cobblestones. Discussions with Mayor Palmer. Are these going to be replaced?

A. Not right now. It wasn't in the scope of this work. They are looking at another way to such as stamped concrete. Mayor Palmer will discuss in the September meeting.

Q: What do you know of Nevada Ditch and Denver Water.

A: Denver Water has not discussed any plans regarding the Nevada Ditch. There are only 3 or 4 homes serviced by the Nevada Ditch. There is no plan to abandon at this time. Highland Canal.

Recommendation from Contract in the audience recommend cobblestone over stamped concrete.

With taxes going up in the community for the beautification of the town, why is this not on the list.

The town has recommended a temporary reduction in the (Mill Lending Reduction) must benefit the town.

Q: Because of the increase in crime, can it be gated.

A: It is a legal question. The obstacles and expenses of doing that are significant. Often times the crimes are committed by those invited into the community, which the gates would not provide

protection. Gated communities are not patrolled, they are not plowed. Benefits are not as easy to provide.

Q: Has the flashing stop lights had any benefit.

A: Has made a significant impact. Received more noise complaints.

Q: Is there something via the town regarding crimes that happen in our community.

A: The Board of Trustees packet. There is a list of crimes . Emails are sent to the HOA President .

The packet is available on the 3<sup>rd</sup> Friday of every month.

Q: update the gate situation on Wild Plum Emergency gate

A: Lenar builders are still coming up with plans. The gates in that Emergency need to match the gates of the community. They are in discussion as to what the homeowners want. The town is ready to accept the final build out of the Wild Plum Infrastructure. They will provide plans to insure that all of the conditions have been met with regard to roads, gates, etc. Should be about 18 months.

Tim Vandel offered support to from the HOA to get this accomplished.

Q: Great trail in Wild Plums. Is the wetland going to stay there?

A: It is drainage and not considered wet lands.

Q: Speed bumps on Club Lane are needed.

A: The current feeling is that No, they will not be added per the police captain. Speed bumps are problematic. Fire and EMT services do not want them.

Q: When was the last speed test done?

A: Within the last 4 months. The test indicated that most drivers are at 25 MPH.

Q: Are radar guns used.

A: Yes, tickets are not issued unless more than 5 MPH over the speed limit.

Business Meeting:

Treasures Report presented by Jared Hamilton. See attached.

\$3,900 under budget on income due to fewer fees being paid. i.e. fewer new builds, remodels, etc.

\$17,000 under budget on expenses.

Looking for other avenues of investment to increase income.

Q: Outrageous property tax evaluations. How does the Mill Levy look. Will it be dropped.

A: The Mill Levy does not impact us. All our income is from dues.

#### Attempted Break-ins:

Gave an update on the suspect. Police advised not to put out too much information regarding the suspect. The board will look into gates. Keep doors on homes and cars locked.

#### Entrances:

CCC was helping us with the entrances. As a Board we decided to hire Bloom Floral Scapes. The HOA does not own that property, but for years we have maintained them. WE will continue have them in the future. The town did not consult the HOA regarding the cobblestones. We will push to get that redone. Our understanding is that Denver Water has a 1 year guarantee, which is coming soon. We pursue. Bloom will probably be about \$10K to include repair of sprinkler at the entrances.

Q: If the club owns this property, why wouldn't they repair the sprinkler system.

A: CCC already indicated that they will not be responsible.

#### ACC UPDATE;

Currently there are 25 to 30 projects that have been approved. Roofs are the main influx currently.

15 Drive has been sold. Plans have not been submitted. Owners will be contacted to maintain the property

Current homes for sale yards need to be maintained.

Reminder that improvements on property must be approved.

LCM Property Management. Tim gave an overview of why we hired them. If there are any issues with LCM providing information, please contact a board member.

Luminaries: All proceeds go to a local charity.

Blow Out of Sprinklers. Will get an estimate for repair. Get bids for the cobblestones.

Brief recap of water costs. The club will continue to blow out the homeowner sprinklers. They will bill the homeowners. The cost will probably be about \$75. You can opt out.

Flock cameras collect photos of cars and licenses entering the neighborhood.

#### Open Discussion:

Gratitude to Tim and Sandi for their work at the entrances and extra commitment. And to the Board members and their spouses.

Thank you to Mara for her efforts to keep the Board informed.

Meeting Adjourned at 7:48 p.m.

Respectfully submitted,

Marie Pilkington

Future agenda Items:

Gates

Move Annual Board Meeting

Consider a raffle to get more attendees.

Phone Tree for Emergency News such as Break ins

Clarify what is the limit on the speed 5 or 10

Ask CCC to fix sprinkler at the entrances.