

Minutes from September 21, 2015

The meeting started at 6:40 pm. Judi Way, Jon Piper, Dave Gallegos, Linda Steiert, and Deb Kennedy were present.

The minutes from August 25, 2015 were read and all approved.

Treasurer's report:

The HOA has \$28,898.48 as of 8/31/2015 in the checking account. The Money Market is at \$50,044.67 as of 8/31/2015. One hundred seventy two residents have paid their 2015 HOA dues.

ACC Report:

- 7 Fairway asked for paint, driveway and landscape approval. Only the paint has passed ACC approval. The owners want to put a hedge in to prevent people from walking through to the pool and tennis courts. We will suggest berm and having the club rope off their lot during swim meets and other large events at the pool and tennis courts.
- Approval of roofs: 13 Club Lane and 22 Wedge Way
- One expanded window well was approved.
- 8 Club Lane recently built a wall at the edge of their newly added patio. The wall is past the approved easement of 40 feet from the rear property line.
  - The homeowner did not get ACC, HOA Board or Town approval before they built their wall around the newly extended patio.
  - Lee Schiller, Town Attorney will investigate.
  - Jim Thelen, Building Inspector for the Town, will investigate.
  - The HOA wrote the homeowner in May and July and we imposed a fine on them \$50.
- We have had some neighbor complaints about lawns dying. We will address in the springs since the lawns will be dormant soon.
- We have had a complaint about trash cans not being stored inside. Linda will call JD to see if the Town can enforce the rule, since we don't address trash cans in our By-laws.
- We have had a complaint about a canoe being stored outside at 10 Club Lane. The Board will send a letter asking that it be stored out of sight.

Old Business:

- We still don't have electricity to the east side of Club Lane to run the sprinklers and lights. We agreed that we need to get it fixed and Jon will find the most cost efficient way to complete the project without exceeding \$3,000.
- Jon will talk with Michael at the Club about a feature at the entrance into the neighborhood off Platte Canyon. This was not discussed – we will push it to the next
- Per a Colorado State Statute, no home in Colorado can have multiple flags up. Only the American Flag can fly and must follow the rules outlined in the Statute. We will defer to the Town since we don't mention flags in our By-laws.
- We discussed our By-laws at length.
  - Dave and Jon reviewed the By-laws. The HOA Board can make any change to the By-laws if we have a quorum, except raising dues. If we want to raise dues, we need 2/3rds of the homeowners to approve the increase. We can levy a special assessment.
    - The result of the review is that we might need to tighten up the rules and regulations. As an example, the Building Submission check fee in the Bylaws and on the Building Submission form are different.
      - We are going to get a quote to have an HOA management company review our By-laws when we get quotes for help from an HOA management company for compliance enforcement, including filing liens, in the neighborhood. Deb will

send out information on fees as she receives them from the companies she has contacted throughout this month. Deb will also check with other neighborhoods to see if they have HOA management help, and if so, who do they use. Dave will send Deb the name of the company that was used in his old neighborhood.

- The HOA Board also wants to communicate more often with the home owners. In October we will send out an email indicating what the Board does. In order to make the email process easier, Deb will investigate services like Constant Contact.
- Luminarias
  - Jon found 15 hour burning candles on the internet. Linda will order them.
  - Linda found white bags at Walmart.
  - Linda will contact Hugh to get sand and the use of the parking lot.
  - Linda will contact the club to get the date of the Snowflake Ball so we can distribute the luminarias on a different weekend. We are considering the 5<sup>th</sup> or the 12<sup>th</sup> of December from 10:00 – 2:00.
  - We are planning to increase the count per order to 20, but the fee will only increase by \$2.00. Linda may need additional supplies because 20 luminarias per home would be 3600.
  - Linda will create the fliers. Deb will also send an email with the information.
  - The Board will deliver the fliers in late November or early December to each home.

#### New Business:

- Holiday Decorations.
  - Rennei Coleman has requested \$1333 to update bows etc. The Board approved the purchase.
    - We need to find a spot to store 10 foot long boxes during the years since they have been stored at the club in the past. Linda will check with the Town to see if they have storage space.
    - We are going to see if we have paid Rennei in the past for decoration installation and take-down. We will discuss fees for the construction of the bows.

The meeting was adjourned at 9:00.

#### Cell Phone Contact Info

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