

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wed, Mar 26, 2025

- The meeting was called to order at 6:37pm
- Board members present: Zaid Abdo, Bill Bohlen, Rod Bowman, James Cook, Len Mahoney, Camille Susemihi, Mike Winchell
- Location: 5206 Honeylocust Ct., Ft. Collins, CO
- Missing:

General

- Board Meeting minutes from Jan 30, 2025, were approved unanimously
- Annual Meeting minutes and following Board Meeting Minutes from Feb 6, 2025, were also approved unanimously

President Updates:

- Need to transfer emails from Len to Mike and Mike to James.
- Check about issues and troubleshoot receipt of emails from the ARC and other accounts. President, Len, will draft a message to homeowners to make sure that there is no dropped communications.

Treasurer and Budget Update

- Five neighbors with outstanding dues. Camille sent reminders on March 3rd and March 24th. One will drop dues off soon, and Camille will continue to follow up with the others.
- For the house on sale on Iris, we might not be able to get the dues from current owner but will collect at closing from new owner. Will assess late interest on that. Camille will reach out to the realtor.
- Received \$800 transfer fee from the 5300 Elderberry sale.
- Property insurance was \$1,087 and increased by 11% to \$1,211. Board approved paying these this premium.
- HOA has \$67k in general account \$34k in reserve account
- Time deposit matured in Feb rolled into CD and moved \$4,800 to it to make it \$10k CD that matures March 2026 with interest at 3.75%
- Signers on the account were updated: Bill, Camille and Len
- To date, expenditures have totaled ~\$1,400 which includes annual meeting room fee, Federal and State income tax and basic costs for water.

Architectural Control Committee (ARC) Update

- 5201 Wisteria Ct: needed to move back their fence because they went over the HOA's sprinkler system. They will move it by May 1st.

Common Area Landscape Management (CALM) Update

- HOA, Bill, signed new CALM maintenance contract at \$27,822

- Removing braces from the trees at Barberry and Keenland to address what was brought up at the annual meeting. Board will wait for the new maintenance contractors to evaluate what might be needed.
- Need to put a flow meter on the Wheaton tap to automate monitoring the flow, water use and leak detection. Board approved installing the flow meter and it is in the budget.
- Jim will obtain additional quotes for the tree treatment against the EAB to see if there is more competitive pricing. HOA budgeted \$4,800 and recent contract was quoted at \$5,400
- Golf course trimming crew drove over junction box, but we will not know if there is any damage until the irrigation starts. Board agreed to add "Private Property" signs to make to mitigate access through this area at this time.

Other business.

- Flag policy to be updated by president.
- Chickens. HOA rules about chickens: poultry including chicken are not allowed as the covenant states. Exception is household pets. The HOA does not enforce this at this point, and we do have neighbors with chickens. There are elaborate rules from the city and the city passed an ordinance that allows homeowners to have chickens. Board needs to clarify what is required by the city and what rights the HOA's have in restricting chickens in their neighborhood.
- Issue about dumpsters in the street as these need to go on the driveways and not on the road. One is currently on Wheaton Drive and the owner didn't contact anyone from the HOA about that. President will contact the owners about this to evaluate if they have a permit and let them know to put this in their driveway instead on the street.

The board agreed to electronically discuss any matters prior to next meeting.

Action items:

1. Len will establish a procedure to facilitate transfer of email accounts between incoming and outgoing board members.
2. Len will draft a message to homeowners to make sure that there is no dropped communications.
3. Jim will check into the tree treatment for EAB
4. Bill will add Private Property Signs to make sure to mitigate the issue with the golf course.
5. Flag policy to be updated by Len.
6. Len and Jim will reach out to owner on Wheaton Dr to move dumpster they have on the street and put it in their driveway.
7. Len will follow up on the Chicken issue and the board will decide further steps in another meeting.

Next meeting will be at 5206 Honeylocust Ct., May 7th, 2025 at 6:30pm.

Meeting adjourned at 8:06pm.