

OAKRIDGE VILLAGE 2 HOA ANNUAL MEETING MINUTES

TUESDAY, FEBRUARY 8, 2024

The meeting was held in person at the Council Tree Covenant Church located at 4825 South Lemay Avenue, Fort Collins, Colorado as previously announced in a newsletter distributed in hard copy format to all homeowners in early January and sent via email early January and then again early February 2024.

Board Members Present:

Sara Belmont, William Bohlen, Rod Bowman, Brittany Delmonico, Camille Susemihi, Mike Winchell

Establishment of Quorum

A quorum of at least 1/4 of the total membership (1/4 of 94 homes in Oakridge = 24) was established. There were 16 owners present in person and 17 proxies for a total of 33, which is 35%.

Sara Belmont, current HOA President, welcomed all present to the annual meeting, introduced herself, and **called the meeting to order shortly after 6:43PM.**

Approval of the 2022 annual meeting minutes

Sara gave a meeting code of conduct brief. There was also a brief introductions provided by the present neighbors. Sara stated that the annual meeting minutes from last year, which have been posted on the website, needed approval. She asked if there were any proposed changes for the minutes. There were no changes offered or requested. A motion was made to approve the minutes, and they were approved by a unanimous voice vote.

Sara asked the other board members that were present to introduce themselves and provide any **officer/committee reports** that they desired to offer up. Following were the officers' updates:

Treasure updates - Camille

- The treasurer presented the revenue and expenditures for the HOA for 2023 as well as the budget for 2024. It was pointed out that the operating expenses for 2024 are expected to be ~\$4,000 less than 2023 as ash tree treatment is scheduled every other year. Therefore, dues for 2024 remained the same as 2023 at \$685 annually. An additional \$3,000 will be transferred to the Reserve Account.
- Homeowners asked if funds were available in the 2024 budget to replace trees. The treasurer explained that funds were allocated in the general budget for tree replacement, removal and maintenance as needed.

Architectural updates - Rod

- Discussed updated enforcement and Landscaping policies. Both are available on HOA website.

- Next year: focused on looking at consistency of the neighborhood and health of the neighborhood based on the new updated policy.
- Question: Is an approval needed for repainting a house with the same color paint (current paint is faded)? Answer: An email update of the plan will be good, painting using the original color should be fine without a formal request.
- Question: Xeriscape in the back yard, does this need approval? Answer: if it is turf, there are rules on % requirement. Otherwise in most cases for backyards that are fully enclosed and not visible from street or common space areas there is no need for landscaping approvals from HOA. If unsure you can reach out to the board with any questions.
- HOA cannot prohibit xeriscaping. Please defer for landscaping policy for more detail or reach out to the board with questions.

Calm - Bill

- Went over what he put on the newsletter. We used 65% of our allocation for water.
- Interested in re-planting new trees.
- Common areas are important in maintaining our home values. If anyone sees anything that needs to be addressed, contact Bill.
- Question: Do we only have 1 controller for all the sprinklers? Answer: we actually have 4, that are smart sprinkler systems.
- Question: Where are the horticulture beds? Answer: we have a map and we can show you those interested in finding out more information.
- Question: When will we be planting trees? Answer: we will communicate this to the community when this is set to happen.

Addition President updates:

- Enforcement policy was updated and is now in place. Discussed the process of the enforcement policy. Questions: If there are 2 neighbors in dispute to an architectural item, in what way is the board involved in this dispute. Answer: The HOA does not resolve neighbor to neighbor disputes after a project has been approved by the board.

New Business

- Does the community get involved in the new trash decision? Answer: HOA is not involved in determining which garbage services the owners choose.

Election of Board Directors

Sara informed those present that Mike Winchell's 3-year term is ending and Brittany Delmonico has resigned her board position and called for nominations to fill these positions. Mike Winchell (1431 Barberry Drive) was renominated and Leonard Mahoney (5206 Honeylocust Court) was nominated to fill the vacant positions. The nominees received a unanimous vote of support.

After Sara confirmed that there were no other questions or comments, **the annual homeowner meeting was adjourned at around 7:48pm.**

Board of Directors Meeting

A brief board of directors meeting was held immediately following the adjournment of the annual homeowner's meeting.

Sara Belmont, Bill Bohlen, Rod Bowman, Camille Susemihl, along with reelected Mike Winchell and newly elected Leonard Mahoney were present.

Sara proposed that the next regular board meeting be scheduled for Thursday, March 28 starting at 6:30pm. All present agreed.

The board meeting was adjourned at around 8:45pm.

Annual meeting minutes were unanimously approved by the board through an online voting