

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wed, July 30, 2025

- The meeting was called to order at 6:33 pm
- Board members present: Rod Bowman, James Cook, Len Mahoney, Camille Susemihl
- Location: 5206 Honeylocust Ct., Ft. Collins, CO
- Missing: Mike Winchell, Bill Bohlen, Secretary position vacated by Zaid Abdo

General

- Board Meeting minutes from May 7, 2025, were approved unanimously

President Updates:

- Board discussed replacement of Secretary position to fill remainder of the year
 - By laws requires non-overlapping President /Treasurer/Secretary roles
 - Zaid Abdo resigned on Jun 12th.
Jim Cook (member at large) will step in for the Secretary role (Board members approved). Len (President) will be looking to recruit another HOA member/volunteer to fill the role until the next annual meeting.
- Len -Ongoing review of HOA sign and flag policy to align w/ CO 38-33.3-106.5 of the Colorado Common Interest Ownership Act (CCIOA). Signage wording needs adjustment to allow for objective functional signs (e.g. security, private property, caution/safety, pet alert) and real estate signs separate from what is defined as commercial. Hope is to complete the policy for the next board meeting for final approval..

Treasurer and Budget Update

- Budget Update:
 - Main Expenditures in May/June/July and reviewed
 - Checking: \$49k / Reserves: \$34k / 12 mo CD \$10k
 - Expenditures in the last quarter were for Emerald Ash Bore treatment, maintenance and debris removal, CALM irrigation water and legal.
 - Transfer fees have been received for 2 homes (5200 Iris, 1424 Elderberry). One home is on the market in Honeylocust. Unsolicited news from HOA member information suggests 2 additional homes may come on the market before EOY 2025.
 - Will be monitoring planned budgeted expenses for tree/shrubs and irrigation system upgrades in the next quarter.

Architectural Control Committee (ARC) Update

- Rod (ARCH) provided updates on several homes where seasonal weed/lawn/fence maintenance non-compliance issues are under review. There are about 8 home cases where ARCH has active conversations. None have yet required escalation to impose

non-compliance fees. Rod has generated a form letter and re-communication cycle (email) to help manage “problem” or “non-compliance” communications. In the course of his discussions we have heard from one HOA member that two of their leased/rental properties may be going on the market in the future.

- Rod suggested the Board help review the HOA’s current non-compliance \$-fee policy (e.g. \$50/mo accumulative, not to exceed \$500) so as to help make better incentives for more timely responses. This will be placed in new actions/business.

Common Area Landscape Management (CALM) Update (Bill Bohlen not present)

[With Bill traveling, Len and Jim provided updates as communicated from Bill.]

- Irrigation:
 - Sprinkler head maintenance and optimized zone coverage continues through the summer. We are on target for water consumption.
 - Persistent “Problematic zone” auto-notifications were reviewed and found to be “false signal indicators”, but the issue suggests we need to more fully upgrade our metering system as planned in early fall, close to the time of shutdown.
 - Continue to map out flow meter replacement/repair plans for fall.
- Mill Brothers (“MB”, landscape maintenance contractor) updates:
 - Several start-up expectations/communication issues were escalated with the MB supervisor. Continue to monitor MB’s performance through summer.
 - Deferred native grass mowing (toward east along Power Trail) until grass has self-seeded.
 - Collecting information on irrigation meters and discussing fall plans with MB for may contracting new meter replacement and related repairs.
- Emerald Bore Ash Treatment (Health Little Trees - contractor):
 - Completed and invoiced, \$4.03k. Managed communication/traffic expectations w/ contractor.
- Other Tree/Shrub/Lawn issues:
 - Bill completed trimming and brush removal that is accessible. Noted several high limbs (mostly cottonwoods) that will require contracted assistance come fall.
 - Bill/Len identified two young stressed trees and reviewed with the arborist. (Base-bark-trauma from past landscaping was diagnosed)
 - CALM is working with Rodger (HOA member) for additional tree replacement planting in the fall pending allocation of budgeted resources.

Other business.

- Ongoing Civil Suit: No updates on a pending case while under court advisement. After receipt of numerous unsolicited communications from the HOA member (plaintiff), the content of the communications were reviewed by the HOA’s (defendant) legal counsel who then issued a cease and desist letter on May 21st, 2025 in hopes that future communications mutually avoid undue conflict while the case is pending.

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

Action items:

- Treasurer to review New Homeowner Contact Letter and update.

- President to approach possible HOA members/volunteers for appointment to vacated Sec position for rest of term.
- Board to review non-compliance-fee policy for improved incentives on HOA member response.
- Treasurer and CALM to maintain dialogue on budget available for meter(s) replacement and CALM proposals for tree planting and trimming.
- Len has volunteered to help form a general CALM “best practices” document to help retain knowledge on irrigation systems that are specific to HOA volunteer support activities.

Meeting adjourned at 7:33 pm.

Meeting notes were compiled by Len (President) and sent to Jim (Member at Large and acting Secretary) to witness and affirm content and accuracy.