

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, August 21, 2024

- The meeting was called to order at 6:47pm
- Board members present: Zaid Abdo, Sara Belmont, Bill Bohlen, Rod Bowman, Len Mahoney, Camille Susemihi, Mike Winchell
- Location: 5206 Honeylocust Ct., Ft. Collins, CO

General

- Board Meeting minutes from June. 26th, 2024, were approved after discussion from VP and minor edits from the treasurer that will be changed and uploaded.

President Updates:

- Flags and signs policy is needed to be within the Colorado laws. Can restrict advertisement. Can restrict placement, size and number of flags and signs at any time. President will provide a flag policy by next time.

Treasurer and Budget Update

- Already sent financial document through July. We are on track with the budget. Continuous rain helped with the water cost.
- Transparency act: our HOA is required to report financial documents to the federal government and member owners beneficial by January 1st, 2025. Each member: Legal name, date of birth, address and copy of driver's license or use a finCEN ID number.
- Board agreed to consult with legal counsel about what might be the HOA's responsibility.
- Camille submitted a claim with HOA's insurance after receiving notice from small claims court for legal action against previous Architectural Control Officer Mr Chad Whisenant. Case was dismissed.

Architectural Control Committee (ARC) Update

- About 100 requests were handled within the last two years.
- 1448 Barberry, Mulch is being used by owner
- 5213 Iris Ct. Removed dead Aspen tree. Will be approached again to fix the fence of another owned property in the neighborhood.
- 5268 Wheaton Dr. Requested permission for a storage pod to be placed in driveway and garbage container to be placed on the street
- 5313 Wheaton Dr. Yard is not doing well because sprinkler system is not working and they are xeriscaping.
- 5207 Wheaton Dr. No response to compliance email. A compliance letter will be sent by mail.
- Changed landscaping policy to include that all plans have to be contained within property line and show it does.

- Fence policy needs to be changed. Anything removed is on the owner's expense.

Common Area Landscape Management (CALM) Update

- 200,000 gallons under allotment for water.
- There is a fence issue with one of the homeowners. Bill wants to go with someone else to confirm the boundaries of the lot. Homeowner proposed a fence that encroached on the common area. His contractors drilled and damaged the sprinkler system within the common area.
- Bill and Rod will attempt to find the pins and discuss with owner to make sure the fence is on property line. Board approved this plan.
- There will be scheduling for a tree trimming operation for October.
- Homeowner on Honeylocust requested branch trimming for the HOA's pine tree a response will be sent to the homeowner by the President regarding the fall plans for tree trimming in October.

Other business.

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

Action items:

1. Board agreed to consult with legal counsel about what might be the HOA's responsibility.
2. Revised fence policy is needed
3. President will provide a flag policy by next time

Next meeting suggested October 22, 2024 at 6:30pm, 5206 Honeylocust Ct.

Meeting adjourned at 7:52pm