

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, Dec 13, 2023

- The meeting was called to order at 6:40pm
- Board members present: Zaid Abdo, Sara Belmont, William Bohlen, Rod Bowman, Brittany Delmonico, Camille Susemihi, Mike Winchell
- Location: 5224 Honeylocust Ct., Ft. Collins, CO and online via zoom

General

- Meeting minutes from Nov. 2nd, 2023, were approved.

President Updates:

Newsletter: Shorten part about signs on the lots and state that we are not condoning commercial signs and flags. Address sign policy next year.

Camille will update the numbers before publishing.

Other final edits were made and the newsletter.

Reference to the new policies, and where to find them, was added to the newsletter.

Newsletter will have to be provided to the owners by hand and email. Distribution

between Christmas and New year. Envelop will include proxy form, and the invoice per year in addition to the newsletter. Camille will print. Brittany will help stuffing the envelopes. Zaid will send the email part.

Final review next week.

Enforcement and Landscaping policies: Completed and will be sent by Zaid to James Cook to put on the website.

Consulting legal council about communications between board members and homeowners.

Treasurer and Budget Update

We expect a \$7,000 short fall. To avoid this Bill will reach out to Lindgren to postpone payment to their services until Camille withdraws CD funds to cover the payment on January 25th, 2023.

Fidelity insurance coverage cost more than expected. Board agrees to keep policy as is.

Architectural Control Committee (ARC) Update

Other business.

5200 McMurry was purchased by an investment trust. There is suggestion to restrict percent and number of rentals in the neighborhood. Should have an idea to how much we can limit rental homes and what might be a plan to limit such rentals before bringing this to the homeowners' in the general meeting. This will require change to the covenant with 67% vote.

Council tree has been rented for the annual meeting for Feb 8th, 2024.

The board agreed to electronically discuss and share the above policies if any needs to be shared prior to next meeting.

Action items:

1. Newsletter will be ready and sent out between Christmas and New year.
2. Assess potential of adding a discussion about limits on rentals on the agenda of the annual meeting
3. Zaid send enforcement and landscaping policies to James Cook to put on website.
4. Waiver-of-liability document is on the website for your

Next meeting suggested Wednesday the Jan 18th, 2024, at 6:30pm.

Meeting adjourned at 8:14pm