

# OAKRIDGE VILLAGE 2 HOA ANNUAL MEETING MINUTES

## TUESDAY, FEBRUARY 6, 2025

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 late January 2025.

### **Board Members Present:**

Zaid Abdo, Sara Belmont, Rod Bowman, Leonard Mahoney, 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 14 owners present in person and 29 proxies for a total of 43, which is 46%.

Sara Belmont, current HOA President, welcomed all present to the annual meeting, introduced herself, and **called the meeting to order shortly after 6:41PM.**

### **Approval of the 2024 annual meeting minutes**

Sara Belmont gave a meeting code of conduct brief. There were also brief introductions provided by the present neighbors and board members. 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 provide any **officer/committee reports** that they desired to offer up. Sara also announced that there will be no increase on the HOA annual dues this year.

Following were the officers' updates:

#### **Treasurer updates – Camille Susemihi**

##### **2024**

The Treasurer summarized the actual HOA expenditures for 2024 noting that the largest expenditure is for common area maintenance which includes \$35,000 for the landscape maintenance contract and \$5,000 for tree trimming and removal. Water usage is another large line item but due to oversight and management, total cost came in \$3,000 under budget at \$9,400. Common Area and Infrastructure budget for \$5,000 was not utilized in 2024.

She indicated that \$12,000 was spent in administrative expenses which includes property/general liability insurance for the HOA, legal fees, PO Box and meeting room rental, office supplies and the annual newsletter.

In 2024 the HOA collected \$64,390 in annual dues and total expenditures were \$62,145.

### Reserve

The HOA currently has \$31,000 in the reserve account, \$5,000 in a time deposit account and \$11,000 in the general checking account. A transfer of \$3,000 will be made to move funds from the general account to reserves. The HOA has 2.5 months of operating expenses in their general account. Best practices recommend 1 to 3 months of operating expenses.

### 2025

Revenue for 2025 was budgeted at ~\$69,000 which includes annual dues, transfer fees and interest income.

The HOA is budgeting \$6,800 for common area infrastructure which will cover a new flowmeter and ash tree treatments. Common Area Landscape Maintenance is budgeted at \$44,400 which covers our landscape maintenance, sprinkler repairs, and tree pruning/removal. The landscape maintenance contract is currently out for bid which could result in a \$10,000 annual savings.

The City of Fort Collins announced a 7% increase in water rates so the HOA is budgeting \$11,000 for water usage in 2025.

The HOA also budgeted funds for legal expenses just in case something unexpected comes up given the change in the legal landscape governing HOAs in Colorado. This will also account for the administrative operating expenses

The HOA expects \$68,000 total expenses for 2025 and will continue to maintain a strong cash balance.

No questions were asked.

### **Architectural Control (ARC) updates – Rod Bowman**

ARC focus is associated with activities around the owned houses. This year around 30% of residents did some kind of improvement or change.

The year before last we developed the landscaping policy to maintain consistency between the neighborhood lots. This year we made a couple of minor changes and clarifications that were posted online.

Anyone who wants to do any improvements is encouraged to read the policy and to reach out to Rod if any clarifications are needed. Plan upfront and check before starting a project. You are also encouraged to talk to your neighbor. An ARC request is required that can be directed to Rod. The HOA has 30 days to answer such requests but, most of the time, the turnover is shorter than that.

If you see anything in the neighborhood that needs attention from the HOA please reach out.

No questions were asked.

### **Common Area Landscape management (CALM) updates – Leonard Mahoney**

Most of the HOA's accomplishments and overview were presented in the newsletter and the budget.

There were some dry patches in the common area after the irrigation was turned off due to a drier than expected October.

Next year we might need to change the water meters. And to manage the cost of watering, maybe identify some areas where we can reduce watering.

Bill Bohlen has been doing a lot of volunteer work to take care of common areas including tree trimming. One area where we might have an increase in cost is moving debris to the dump due to potential increase in fees.

Comments and Questions:

Homeowner - Jim C.: Explained the reason why the HOA is moving the Common Area Landscaping contract to a new company highlighting that the move will result in saving money.

Other homeowners commented about the great job Bill has done in managing the Common Area and associated costs.

### **Old Business**

The treasurer highlighted that rented properties will need to be registered with the city and requested keeping the HOA informed to make sure we can follow up if need be.

Also, homeowners were asked to update their contact information if something has changed.

### **New Business**

Jennifer W. pointed that there are 4 trees that are strapped, and this might shock the trees and kill them.

Jim C. suggested that one reason to keep the straps was to keep the mowers away from the trunk.

Jennifer suggested digging the surrounding grass out and putting mulch to mitigate this.

The HOA (Bill Bohlen and Rod Bowman) have investigated this earlier and are looking to take further steps to remedy the situation.

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Chris T. shared that they are doing some work to mitigate the high Radon levels in their house. He highlighted that the city of Fort Collins provides a free test and suggested the HOA share this information.

The HOA is posting this in the annual meeting minutes.

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Nancy W. highlighted that there are some trail barricades on the road at the end of McMurry. She was wondering what was being done by the city towards that end.

Leonard Mahoney, HOA VP, indicated that the city is planning an overpass on the Power trail. He indicated that he will investigate further and that the HOA will send out an announcement to the homeowners about this.

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Brenda F. inquired about the possibility of adding a speed bump on Wheaton Drive.

Some board members and attending homeowners highlighted the lengthy process of accomplishing this and suggested reaching out to a group of neighbors to assess this and other options.

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No other new business was raised and Sara Belmont, HOA president, invited the attendees to send the HOA board emails with further questions if they needed to.

### **Election of Board Directors**

Sara informed those present that her term and Bill Bohlen's is ending and called for nominations to fill these positions.

Bill Bohlen (5331 Wheaton Drive) was renominated and Jim Cook (5206 Coralberry) was nominated to fill the vacant position. A vote was called and 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 7:31pm.**

### **Board of Directors Meeting**

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

Zaid Abdo, Leonard Mahoney, Rod Bowman, Camille Susemihi, Mike Winchell and newly elected Jim Cook were present.

Leonard Mahoney was voted president  
Mike Winchell was voted as Vice President  
Camille Susemihi was voted to continue as Treasurer  
Zaid Abdo was voted to continue as Secretary  
Rod Bowmen was voted to continue chairing ARC  
Bill Bohlen was voted to continue overseeing CALM  
Jim Cook was voted as member at large

Leonard proposed that the next regular board meeting be tentatively scheduled for Wednesday the March 12<sup>th</sup>, 2025 starting at 6:30pm. All present agreed.

Sara will join the meeting to hand things over to Leonard.

Camille will work with Sara and Len to change the account signatures.

The board meeting was adjourned at around 7:45pm.