

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Wednesday, April 13, 2024

- The meeting was called to order at 9:07am
- Board members present: Zaid Abdo, Sara Belmont, William Bohlen, Rod Bowman, Len Mahoney, Camille Susemihi, Mike Winchell
- Location: 5331 Wheaton Dr., Ft. Collins, CO and online via zoom

General

- Board Meeting minutes from Dec. 13nd, 2023, were approved after minor edits.
- Annual Meeting minutes from Feb. 8th, 2024, approval postponed till next board meeting.

President Updates:

Maybe send neighbor wide reach out email to assess if they might want to volunteer in beautifying the neighborhood. This will highlight the availability of the waiver for volunteering.

Suggestion to have specific tasks and objectives that individuals can volunteer to do. Help other neighbors that might need it with their yard and potentially help with the common area. Maybe setup a calendar with set dates of potential projects that can use volunteers.

Sign policy: Need to make policy for signs to conform to Colorado law. Still board agrees that we will not have commercial and soliciting signs and need to have a time limit.

Treasurer and Budget Update

Outstanding dues: We have 4 outstanding. Two in Iris, on Wheaton Dr. and one Honeylocust Ct. Three in progress.

5200 Iris no communication. Two members of the board will visit in person to assess the situation and describe the process for collecting the dues. The reminders were sent multiple times by mail and email.

1437 Barberry was sold, closing April 17th. Welcoming letter and visit when they settle. Property insurance increase by 7% to \$1087 will paid to State Farm.

All bank accounts moved around. Closed CD and initiated a Money market Saving account.

Architectural Control Committee (ARC) Update

Compliance letters will be sent to: 5213 Iris Ct., 5207 Wheaton Dr., and 5219 Wisteria.

Letters will be sent by mail and email. This will be delivered with the intent for problem solving and not figure pointing with a potential to discuss to help solve the problem.

5242 McMurry Av. Already has a plan for yard improvement.

Someone walked the neighborhood to check if the trees go over sidewalk and alerted the city.

Common Area Landscape Management (CALM) Update

Signed contract with Lindgren, service contract increased from \$30k to \$35k.

Service starts in April and lasts for 9 months.

Assess the feasibility of planting new trees and potentially identifying volunteers to help with that in the Fall.

Other business.

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

Action items:

1. Follow up on outstanding dues (Treasurer)
2. Follow up on violations (ARC)
3. Follow up on flyer and waiver for volunteering (President)

Next meeting suggested Monday May 20th, 2024, at 6:30pm 5206 Honeylocust.

Meeting adjourned at 11:00am