

Oakridge Village 2 HOA Board of Directors Meeting Minutes

Meeting Date: Tuesday, Oct 29, 2024

- The meeting was called to order at 6:45pm
- Board members present: Zaid Abdo, Sara Belmont, Bill Bohlen, Rod Bowman, Len Mahoney, Camille Susemihi,
- Not present: Mike Winchell
- Location: 5206 Honeylocust Ct., Ft. Collins, CO

General

- Board Meeting minutes from August 21st, 2024, were approved.

President Updates:

- Suggested having quarterly reports for homeowners.
- Ask legal if our HOA is required to adhere to Colorado Transparency Act.
- Sign and flag policy draft was proposed to adhere to the new Colorado laws. HOA can prohibit commercial signs or provide a time limit to have a sign in the yard. Board voted to prohibit commercial signs.
- President read proposed policy. Suggestions were made and policy will be edited and revisited next meeting.

Treasurer and Budget Update

- Updated budget with projection for Nov and Dec.
- Landscaping paid through Dec.
- Treasurer requested reimbursement for legal costs from insurance. Will update reimbursement and cost once we know exact numbers.
- Renewed D&O insurance for \$331.
- Lindgren is higher than budgeted by \$3,500 as we didn't have the contract after the budget was prepared.
- Water is \$2,700 under budget
- Collected \$2,400 in transfer fees
- These savings will offset legal fees
- We will have about \$7,000 in cash by end of year and some can be put into reserve with board discussion.

Architectural Control Committee (ARC) Update

- HOA had a positive response from everyone that was sent a letter, and all are working to improve their properties.
- Reach out to 5249 Wheaton Dr. to check about pod on the street and check potential time span for their current project.

Common Area Landscape Management (CALM) Update

- Irrigation 20% less than allotment.
- Issue with one of the controllers. Next spring we might need to add a flowmeter to fix for next spring.

Other business.

- Start planning for annual meeting.
- Come up with what might be added to the newsletter. Focus on newsletter for Dec 12th meeting.

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

Action items:

1.

Next meeting suggested Dec 12th, 2024 at 6:30pm, 5206 Honeylocust Ct.

Meeting adjourned at 8:05pm