

7:02pm 6/13/25

Three board members + Judith Stokes

1. Finance Report
 - a. Doing well without much water being spent for common areas; lots of rain in the past month.
 - b. Pinery Water continues to report out a leak and Hughes has been trying to address this.
 - c. January 2025 Carryover from unpaid dues but all have been collected w/ fees.
 - d. HBS went up effective May 2025 for the next 12 months. Possible RFP for the next cycle.
 - e. No state requirements for financial reserves in Colorado.
2. Review Minutes from Last Meeting (3.7.25)
 - a. Property Conditions are a work in progress; discussions with homeowners on first walk through.
 - b. Research as to allowable HOA action & fines against covenant violations.
 - c. Will follow up in writing regarding the neighborhood walk observations with pictures.
3. Detention Pond & Front Entrance
 - a. Needs field mowing; will use one of the field mowing services included with Hughes
 - b. Sprucery is going out of sale, will go buy plants and we will plan to plant them morning of June 29th; enlist community help for this activity. This will be intended for front entrance beautification efforts.
4. Mailboxes
 - a. Need a contractor for this to help homeowners who are interested in replacing the post and box.
5. Fire Mitigation
 - a. Contact South Metro Fire District for mitigation information to distribute for resident use
6. Current Home Sales
 - a. Chestnut – under contract and have sent response to Title company for the HOA Status Letter
 - b. Windwood – no activity currently
 - c. Dove Ct – no activity currently
7. Armand Massie will be stepping down as President at the time of the Annual meeting (Nov 2025).
 - a. Board will email the community for members to apply for a board position and attend the Annual Meeting.

8:31pm adjournment