

# LEISURE VILLAGE HOA

## Annual Association Meeting

November 20, 2012

The annual meeting of the members of the Leisure Village Condominium Association was held at 6:30 pm on November 20, 2012 at 231 S. Howes St. in Fort Collins, CO. Members in attendance were Todd Eoff (1A), Christine Volz (5D), Rachel Rencourt-Hobbs (3C), Chandal Rogers (1C) and Steve Slezak (Assoc'n Property Mgr.)

The meeting was called to order by Steve Slezak, acting property manager. The minutes of the November 29, 2011 meeting were issued. As a quorum was not attained, no voting was possible. The meeting began at 6:30 PM and was adjourned at 8:00 following various discussion items.

Notice had been emailed to each condo owner on November 8, 2012 with the proposed discussion items. The attending members discussed a variety of issues.

### FINANCIAL REPORT

The budget for 2013 was discussed. Unlike 2012, the members have done a good job of getting their dues paid to current status. Todd asked how the proposed budget for water was lower than the past year. Steve suggested all residents be aware that while the association pays for the water each condo occupant must conserve the water usage & that this item was one of the main reasons for the limited occupancy rule. If the budget needed change, then that would be the prerogative of the board. Since there were not sufficient owners to vote the budget remains unapproved.

### BOARD & OFFICERS

The Officers of the Board of Directors remained as follows: Todd Eoff, President; Christine Volz, Vice President; & Rachel Rencourt-Hobbs, Secretary/Treasurer

### OLD BUSINESS

Steve reported on the several "maintenance" issues were needed. Most notably the damage caused from woodpeckers. Steve said he would look into repair & repainting.

Also Todd expressed concern over the deterioration of the asphalt specifically in front of the 2801 building units A, B & C. Steve had a bid from Rocky Mountain Pavement. Several options were presented & the Board needed to make a determination.

Steve reported on the Domagala tree issue. The northerly neighbor has several Cottonwood trees that are prone to breakage especially in snow & wind storms. In October 2011 their tree dropped sever large branches on our side of the fence and indeed onto a few cars. When confronted by Steve the Owners said they would take care of it but never did. The HOA paid nearly \$800 for tree maintenance and was looking for relief from the adjacent owners. Steve looked into Small Claims court but decided that the Association would pay him more to act in behalf of the HOA than the claim was worth. That is also to say, there is no assurance the HOA would win. The HOA must bear the cost of the damage.

Because there are so many "new" residents Steve wanted to re-iterate the parking rules. There are ONLY two (2) assigned parking spots for each condominium unit. Residents MUST park ONLY in their assigned spaces or on the street. There are five (5) visitor spaces; 2 near the dumpsters & 3 by the postal boxes. Your assigned spaces coincide with your address. If your street address number ends in 1, 3 or 5 you match this up with your unit letter (A-E) & whoo-la! *that* is your spot. For instance Chandal, who lives in 2801 C would be assigned 2 spots labeled 1C. Please pass this very important information along to your tenants if applicable.

**REMINDEK:** Both the association & the City of Fort Collins limit each condominium to a maximum of 3 adults residents. It does not matter how many bedrooms your unit has you may only have 3 adults living in the unit. City zoning officials have been known to levy fines of up to \$1,000 per day for violations. For the Village, there are not enough parking spaces for the maximum so any violation will impinge on your neighbors. Also, since the association pays the water bills, it is only fair that consumption be limited to the restricted number of adults. There was some discussion on individual water metering. Steve will be looking into this.

Please be responsible when depositing trash & recyclables. The BIG dumpster is for trash & the 2- poly carts are for recycling. One is for newspaper & paper products, the other is for mixed recyclables. If you have a large amount of trash, please do not deposit it all at once. Breakdown your large items so they fit INSIDE the dumpster. You are responsible for any item that will not fit in the dumpster such as mattresses.

In an effort to reduce costs, trash service has been cut back from twice weekly to once weekly. Trash day is Monday & recycle day is Wednesday. Please plan accordingly for maximum efficiency.

Again this summer, please note that **NO WINDOW MOUNTED AIR CONDITIONERS MAY BE INSTALLED IN THE FRONT OF ANY BUILDING.** They may be used in the rear only. Many units have A/C but those that do not, be forewarned.

The topic of pets was again briefly discussed. It is clear in the Covenants that only one pet is allowed in each unit and dogs are limited to 75 pounds. It is up to each resident to maintain control of and to clean up after their pet. The issue of dog/ pet poop has become one of great concern. Each owner is responsible for picking up after their pet or making sure their Tenant picks up each & every time there is a deposit. The health & welfare of the entire association depends on compliance. **In the coming year, we will be looking at financial penalties for violations.**

### NEW BUSINESS

Last year we looked in to setting automatic dues deductions on individual accounts. This year we may be in a position that we need mandatory credit card monthly deductions if members continue to be delinquent with their payments.

Our Hazard insurance carrier has sent an increase notice for this years coverage so competitive quotes were sought. Three companies, Auto/Owners, Allstate & State Farm submitted quotes, all significantly higher than the new rates at Country Insurance. Please note the following:

### IMPORTANT INSURANCE REMINDER

It is important that each condo owner have their own coverage for those areas not covered by the Master Policy. THINK OF IT THIS WAY: THE MASTER POLICY WILL COVER ONLY THAT WHICH ALL OTHER CONDO OWNERS HAVE EXACTLY. THIS POLICY WILL COVER EACH UNIT TO THE EXTENT TO WHAT WAS ORIGINALLY BUILT. THE KITCHENS, APPLIANCES, CARPET & BATH FINISHES CONSISTENT WITH WHAT ALL OTHER UNITS WOULD HAVE. **ANY UPGRADES, FINISHED BASEMENTS OR PERSONAL FURNISHINGS ARE NOT COVERED & MUST BE INSURED SEPERATELY.**

Christine inquired if Steve would continue to act as Property Manager for 2013. Steve has handled these duties since the Village was built in 1994 & agreed to stay on another year if the Association wanted him. His management contract may be extended through 2013 pending approval of the Board.

There being no further discussion, the meeting was adjourned at 8:00PM