

**Leisure Village HOA
2020 Annual Meeting Minutes**

Location:

2803 Leisure Dr Unit A
Fort Collins, CO 80525

Date: Thursday, December 17, 2020

Time: 7:00pm

Establish Quorum: Quorum (at least 50% of members) was established with nine(9) members present, three(3) in person and six(6) by proxy. Seven or more are needed for quorum.

In Person: James Cook – President
Larry Aguilera – Vice President
Todd Eoff – Treasurer & Secretary

By Proxy: Marilyn Bourn, Chandal Rogers, Christine Thompson-Volz, Mukund Karegar,
Lucy and Susan Winter, Bruff Shea

- I. Meeting called to order at 7:01pm.
- II. Minutes from last annual meeting held on 12/16/2019 were presented. Jim motioned to approve, Todd Eoff seconded. They were approved as presented.
- III. Old Business
 - a. HOA website was modified to add an “URGENT” communication option which will relay a message to all three board members to ensure a timely response.
 - b. Our insurance policy premium was reduced substantially after we met with our provider and requested a reappraisal based upon method of property valuation.
 - c. The board decided not to install heaters in roof gutters to avoid icing after pricing the improvement and recognizing only one such consequence since the inception of the HOA. New downspout extensions were installed where needed, and concrete downspout splash blocks were realigned and graded where needed. We will continue to monitor for additional drainage improvements as needed.
 - d. Landscaping service did not successfully control dandelion weeds as requested. HOA will modify our contract to make clear this will be expected in 2021.
 - e. Window well movement behind unit E in building 2801 was never addressed by owner after HOA provided information as requested by owner. No further communication has occurred. Property has been sold and is scheduled to close on Friday, December 18, 2020.
- IV. New Business
 - a. Board Positions – No new members expressed interest to be nominated to the Board, and no current Board members resigned from their positions, therefore no changes were made.
 - b. Financial Review
 - i. All members are currently paying dues on time.
 - ii. The proposed budget has HOA dues remaining the same in 2021 at \$235/month.
 - iii. The insurance premium is increasing substantially for 2021. The Board did ask the provider via email if the approximately 30% increase is in line with increases across their other commercial policies—and the answer was yes.
 - iv. Irrigation repair and water usage costs in 2020 were slightly over budget. Our landscape contractor replaced several malfunctioning sprinkler rotors, but then had to come back per our request to adjust them so that water was not spraying on the buildings. The contractor also over-accommodated after the HOA notified them that the grass was getting too brown by adjusting the controller settings for excessive watering. The HOA will consider taking responsibility for managing **the** watering frequency ourselves in 2021.
 - v. We may need to have the buildings repainted in about two years. We will consider having an inspection done to determine if any siding needs to be replaced beforehand.

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Our largest expense of replacing the asphalt parking lot will be planned shortly after ensuring buildings have received their major scheduled maintenance. Our reserves are on track to meet these expenses.

- vi.** No snow removal charges last winter thanks to our volunteer shovelers and no heavy snow requiring a hired service to clear the parking lot. We will continue to use a modified contract that makes us responsible for clearing the walkways, and also for the parking lot to be cleared only if we call to request. This approach has saved us a lot of money, and also frustration after having been charged for clearing snow that was not necessary.
 - vii.** \$8,000 was added to reserves in 2020, and \$8,500 is projected in 2021.
 - viii.** The proposed 2021 budget was reviewed and approved unanimously without any revisions.
 - c.** A quote was obtained to remove the large tree stump at the street corner of our driveway (\$600). The board decided that the stump is not enough of an eyesore, and not to spend the money. We may consider more artistic or creative options to increase its appeal.
 - d.** Landscaping service - the dandelion weeds were out of control this year again. As stated earlier we will make clear in the contract that weed control is to include dandelions, and that it may require multiple treatments or a new treatment to attain control and prevention.
 - e.** We will consider front door threshold replacements for units seeing decay of the exterior portion of the threshold. We will inspect these and contact owners when we do our spring cleanup work.
 - f.** We will repaint our parking lot lines and unit numbers before summer.
 - g.** We will consider new plantings/bushes along the drive entrance to replace some lost plantings over the years. We may include this in our Spring cleanup work.
 - h.** We will consider pest control for wasps early in the Spring since we had multiple complaints this year. We will get advice on the best method and timing for taking action.
 - i.** The trash service may be getting more strict about how full the dumpsters can be before they charge us a hefty added charge. They want the lids to be fully closed. So if the lids cannot fully close due to being over filled, they may begin charging us penalties. If this becomes a problem we will need to reevaluate our contract and possibly pay more to have them come more frequently, or pay for a larger dumpster.
 - j.** Roof gutter cleaning has been scheduled to be done as soon as weather permits.
- V.** Meeting adjourned at 7:45pm.