

December '22 HOA Board Meeting
12/13/22 Via Zoom at 6:30 pm

Board Members:

Al Orendorff, Trio Property Management
Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025)
Laurie Riedeman, (2024)

Homeowners in attendance:

Kellen Lask
Moir Hill
Mark Petrak

6:30 Gregg called the meeting to order. Additions to the agenda was snow removal and insurance/liability. Two amendments were suggested to the November minutes. Gregg motioned that the November minutes be approved as amended and the minutes were approved. .

6:35pm – Manager’s Report: Al reported that the association is currently under budget however the report doesn’t reflect the recent roof payments. The Board will be training with the HOA attorney regarding the new HOA House Bill policies on January 9th. BCG has yet to give Al the cost figure for the custom cinch railings from the recent rebuilt decks that are to be passed on to the homeowner. The repair for the animal damage to #967 will be completed by BCG this week. Regarding #950, water is backing up in their laundry and dishwasher. A plumber has snaked it out and there is a possible blockage in the line. Further assessment is needed. Gutter cleaning will be conducted next week. Garret & Ryan are working on fences and are in dialog with what the City wants. City wants “potholing” done along entire fence line. (Potholing: dig a 6-8” hole to find out where the utility lines are – there could be 25 holes along the fence line.) There’s a drain (10-12” pipe) that underlays the fence line. Ryan wants to auger them in. Painting bids received from Exterior Solutions, H3, BCG. Board requested an estimate from Five Star Painting. Painting budget is \$50,000; the estimates will be itemized by buildings. Al suggested staggering the schedule to split the fiscal year: e.g., 2 before June 30, then 3 after. Regarding Parking Signs: Jim Scofield will identify where to put signs. Denver Asphalt will be coming 12/13/22 to assess the poor paving near #901 and #944. Regarding #901’s concerns, the owner also submitted “unresolved issues” (tree beside unit, trellis). With the exception of the cement issues, the HOA has completed its responsibilities. Al has requested further information from the owner.

6:50pm – Regarding Board activities subsequent to the November board meeting, Karen was assigned the Barn Manager. Additionally, Karen reported that an owner requested a lower Barn floor space fee. Upon a vote by the Board, it was decided that the Barn fees were not negotiable.

6:56pm – Bonnie reported that #957 where there was leakage under the owner's sink and the substructure was damaged. #959 also had underneath issues. Steve will assess further. Bonnie also reported that the trees branches on the north side that were hanging over the roofs were cut. Additionally the big branch that fell was removed. Next year – the 2 cottonwoods that are closest to Fordham will need trimming as they're growing into the Linden tree and overhanging unit 975's roof. They're brittle and can break under snow weight.

7:10pm – Snow Removal Turf Paradise's standard contract snow trigger limit is 2" for the road. Bonnie contacted and changed it to 4". They sent a new bid. Laurie asked about liability if someone hurt themselves by falling on ice that was on a common element. The question will be asked of the HOA attorney at the Jan. 9th training. The current snow removal budget is \$3,200. Currently the City plows the sidewalk on the south side of 9th but not our side. Bonnie said she would call the City and ask them to plow our north side.

7:23pm – Bob reported a theft from his garage. Al stated that he would send a blast email to all the homeowners recommending that they take extra precautions to keep from being victimized.

7:30 - Adjourned