

October '22 HOA Board Meeting
10/10/22 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025)
Laurie Riedeman, (2024)

Trio Property Management: Al Orendorff

Homeowners in attendance:

Matt Hise
Julia Hatch
Katherine Vernon
Paige Moriarty
Jack Wadle
Moir Hill
Steven Stump

6:30 Gregg called the meeting to order. Regarding agenda additions, Karen added the topic of the Board meeting with HOA attorney regarding the new House Bill HOA policies. Gregg motioned that the September minutes be approved and the motion passed.

6:35pm – Manager’s Report: Al reported that the association is currently \$2,103 over budget due to maintenance repairs. The reserve account is at \$277,351
HOA dues delinquencies currently total \$6,454. Al has sent notices and requests for payment.

- Privacy wall between units 983 and 985 has been completed.
- Unit 985 deck issue – letter was sent last month to owner stating that it’s the homeowner’s responsibility to have the original contractor she hired to fix her deck repair the deck. The wall between these units is done; the concrete footers are done. It was noted that the homeowner has already completed her deck as of today; no ACC form was submitted by the homeowner so the HOA doesn’t know how the construction was done, such as does the new deck have supports underneath? Al will follow up with homeowner.
- Buildings 2 & 3, and unit 901 structural back deck caulking has been complete.
- Fencing: Unit 939 – is in the process of being repaired. Unit 941’s fence is fixed.
- Concrete work was completed in September
- There are roof shingles lifting – Units: 935 & 937. Contractor: Exterior Solutions fixed this. For Units: 941, 943, 947, 949 and 969. Contractor: Greenpoint is being contacted to fix the shingles on these units.

Units 943 and 937 decks are mostly done. Laurie will check with Bonnie on the railing not meeting the post issue; Laurie already talked with BCG.

6:50pm – Lawns & Irrigation – Bonnie.

- Irrigation system is working well. All sprinkler heads fixed at this time. Five recently replaced on the north side of property, some were ancient. (Question about rain: If it rains, the sprinkler system shuts off. After 2-3 days, Bonnie manually turns it back on.)
- At the end of October, the system will be blown out and shut off for the winter.
- If owners notice broken heads, please report immediately to Property Manager Al.
- Lawns: aeration and fertilizing was done week of October 3.
- Fall cleanup (leaves) will finish between November 1-7, once all the leaves have fallen.

Unit 939's fence is falling down and needs to be rebuilt or repaired and painted. Al will look into the repair.

6:56pm – Painting of Buildings 15, 14, and 2 and possibly 5 and 11. It was noted that it is too late in the season to paint now. Will address painting these buildings in the Spring. The Board will discuss the colors of buildings then.

Unit 953 owner asked about exterior paint touch up. She was advised that homeowners are welcome to touch up their paint.

7:06pm – House Bill changes to HOA policies; the Board needs to meet with the HOA attorney to fully understand the changes. Al will set up a meeting with the attorney.

There is an ACC request from unit 909 and 911 to remove the juniper bush. It was recommended that the unit owners get Bonnie's advice on landscaping.

Units 947 and 949 – There is an ACC request to remove juniper bushes, it was approved.

Unit 939 – ACC request to replace second floor window. *ACC approved.*

Unit 953 – owner removed flowers and is refilling garden area. Bonnie has ordered a xeriscape for this area.

7:10pm – Little Free Library. Board discussed location possibilities. Bonnie will ask owner of 940 regarding placing it in the xeriscape area next to garage.

7:23pm –

- Unit 923 grass request. Board rejected this in Sept 2022. Discussion: others have grass in their front yards – these were grandfathered in and are no longer approved – we're trying to get them out. Wood rotting is the issue, e.g., degrades privacy walls. Unit 933's fence was wrecked because of installed garden and water leakage.
- Unit 957 – aspen tree. Owner had tree surgeon look at it – pruned. They'll take it out next year. Owner to submit ACC request for replacement.

7:33pm – Unit 959 owner emailed Bonnie – large tree branch fell down near deck. Trees along north side need trimming so they don't overhand roofs and gutters. Units affected: 959, 961, 963, 965 (Building 12), 967, 969 (half of Building 13). Do we have money for this? We have to find it – it's a safety issue. Tree trimming is in the budget: \$2500. Bid is \$200 for this work. Bonnie will check with Alvaro.

7:36pm – Al is gone 10/18 – 11/6. Al has received requests for minor exterior paint peeling issues. Al said he would group the requests until fiscally prudent to address them.

7:39pm – Gregg and Laurie joined meeting. Updated them on Little Free Library decision. MOTION: If the builders are happy with placement at Unit 940 in xeriscape, then proceed to place Little Free Library there. (Bob; Karen seconded). APPROVED 5-0.

7:44 pm Unit 961 – owner asked about driveway repair from 2021 roofing company damage. Board and Al were unaware regarding this issue. Will put on the list to repair. At this point it's too late to ask the roofing company to address as it's been too long. Unit 957 owner asked about replacing the paving on the barn road, as there are other cracks. Al stated that it's a special paving job as it needs a thicker concrete pad and rebar. Estimated cost is \$80,000 to \$100,000. There's no money in the budget this year to do road replacement, and there are higher priority maintenance jobs ahead of it; painting and wood repair. Additional monies will need to be raised to fix the barn road if it's to be addressed.

7:58pm – Karen asked if board members were keeping their same offices? MOTION: board members to keep same roles. (Karen; Laurie seconded). APPROVED 5-0.

8:00 pm – Laurie requested that the watering on the east side be reduced as the ground is soggy near her unit. Bonnie stated that it's been reduced already.

8:01 pm – MOTION to adjourn. (Gregg; Bonnie seconded). APPROVED 5-0.

Upcoming Board Meeting Dates:

Monday November 14th
Monday December 12th
Monday January 9th