

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

November 30, 2017

DRAFT

CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 p.m. Present were President Pat M., Vice President Loren B., Treasurer Carl G. and Secretary Judy P. Also present was Ron Harris from Advance HOA.

REVIEW PREVIOUS MEETING MINUTES: Carl moved to approve the October 2017 Board of Directors meeting minutes, second by Judy. Motion passed unanimously.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING:

There were no items to ratify.

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron N. indicated that financials look good through October and recommended acceptance of the report. Judy moved to approve, second by Loren. Motion passed unanimously.
- Ron N. reported that the September 2017 financials had been tabled and following a \$24k adjustment for insurance and a \$15k adjustment for snow reserves he recommended accepting the September financials. Carl moved to accept the financial report, second by Judy. Motion passed unanimously.

ARCHITECTURAL (Bob N.)

- Bob indicated that the ARC change application is in the process of reduction from 7 pages to 4 pages. Approval of the new form will be considered after submission to the Board.

LANDSCAPE (Pat M.)

- Pat provided information from Don that there was residual clean up of limbs and leaves still ongoing. He requested that owners water lawns if they can during the current dry spell.

RECREATION (Judy P.)

- Judy provided thanks to the clubhouse decorators who were able to use the new exterior outlets for holiday decorations. Bingo will resume on January 30th. December FAC will be replaced by New Year's Eve party potluck--sign up will be available soon. Holiday cocktail party is December 9th and will provide music by Pol Valencia from the Perfect Landing. Continuing the GEV tradition, there will be a collection of baked goods and candies for the police and fire departments. There will be a January volunteer party and invitations will be sent. There are also plans to host a Winter Olympics party on February 3rd.

C-470 NOISE STUDY (Al H.)

- Al Hornung provided a summary of current judicial response to a suit brought against the Department of Transportation. The judge had remanded the complaint back to C-DOT for compliance. The plaintiffs will present a request to the judge for clarification of needed response from the defendants.

WELCOME (Bobbie S.)

- Bobbie reported that there is nothing to report.

HIGHLANDS RANCH DELEGATE (Linda M.)

- Linda reported that the HRCA Budget was approved. Assessments will increase to \$50.00 per year or \$12.50 per quarter. Recreation centers will increase \$4.00 a quarter. The Northridge Center will hopefully open in December. She reminded neighbors about leaving garage doors open at night, which is when most intruders are active. HRCA hopes to have a Senior Resource section in their newsletter in early 2018. A Homebrew Class is being presented on January 13th. Events are posted on the Clubhouse board by reception.

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current action items:
 - Clubhouse HVAC maintenance contract renewal
 - "Resident Lane" sign pending installation
 - No home sales in October
 - No accounts over 60 days delinquent
 - Rear exit gate repair proposal. Loren moved to approve, second by Carl. Motion passed unanimously.

OLD BUSINESS: (Judy P.)

- **Clubhouse Spa** – Judy introduced Craig Mercogliano from Advance Common Area Construction.
 - Craig presented a comparative report for remediating the spa and room or renovating the room for multi-purpose use. He presented 3 contractor proposals with costs. He answered construction questions which included HVAC/utility changes, window types and time period.
 - Judy thanked and excused Craig and then presented additional review items which included an ad hoc committee petition to save the spa, a daily statistic of spa use, and a legal opinion concerning changes the Board can implement. She moved to renovate the room to a multipurpose room, seconded by Loren. After some discussion the motion passed unanimously.

NEW BUSINESS: (Pat M.)

HOMEOWNER FORUM: The following questions were raised.

- Rental homes
- Speed Limit Signage and vehicular compliance
- Clubhouse location for the visiting nurses
- Entry gate surveillance cameras

ADJOURNMENT: Judy moved and Loren seconded to adjourn meeting at 4:00 p.m.