

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

June 23, 2016

CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 p.m. Present were President Bill A., Director Don S., Vice President Sharon S., Treasurer Carl G., Secretary Bob B.

REVIEW PREVIOUS MEETING MINUTES: moved by Sharon and seconded by Carl to approve the minutes of the April 28, 2016 Board of Directors meeting. Motion passed unanimously.

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron reported that financials looked good. Committee will start to look at reserves.

ARCHITECTURAL (Pat M.)

- Pat reported that concrete work will start soon. There was a question about caulking which has not started.
- Because we have no Property Manager at this time, questions about major changes, new construction go to Highlands Ranch for review. Committee members will help with this process.

LANDSCAPE (Don S.)

- Don reported that shrub trimming will begin July 5. Place yellow tape on shrubs if trimming not wanted.
- There will be no rock work until 2017 due to high tree cleanup costs from spring storms.
- Do not use Round up on lawn areas.
- Don moved to nominate Joyce F. for Landscape Committee. Carl seconded. Motion passed unanimously.
- Emergency sprinkler leaks should be reported to JPL at 303-948-6488 or Pablo if he is on premises.

RECREATION (Linda M.)

- Linda reported that the FAC's were popular. She reminded residents that they did not need to sign up. Just show up and bring appetizer or dessert to share. BYOB and no glass outside. Last Friday of the month will be game night. If playing gambling games, bring nickels, dimes and quarters.
- Fourth of July Event \$10 adults, \$5 kids. Sign up by June 30. Menu ribs, baked beans and potato salad.

WELCOME (Bobbie S.)

- No report

HIGHLANDS RANCH DELEGATE

- Linda reported Santa Fe road work will begin in 2019.
- At Delegate Meeting there was much discussion about HRCA selling community property management contracts to Hammersmith without prior knowledge of or input from HOA Associations. HRCA Board refused to answer questions. A sub-committee of delegates is being formed to develop questions for the HRCA Board. Bill was complimented on his presentation at the meeting.
- Upcoming events posted on bulletin board.

OLD BUSINESS:

- Pool repair is scheduled to start July 5. Pool is losing 400 gallons of water a day. The heater is also not working.
- Painting of houses is complete. Report problems on ARC inspection form from clubhouse.

NEW BUSINESS:

- There was much discussion about GEV Property Management Contract being sold to Hammersmith. For many reasons and with attorney's advice, we will not sign a contract with them. Residents should continue to use current coupon books and automatic payments. Board is currently trying to get our records back. Board will conduct a search for new Management Company. In the meantime we are self managing with financial support from AFM.
- We are exploring cost of replacing fence behind Shetland, not the split rail fence. Don suggested putting rock along fence to protect from mowers.
- Stripping parking lot and street across bridge are being investigated.
- Clubhouse entrance repair will include pricing to put roof instead of awning and extend coverage. The County examined the damage to wall and said there was no structural damage to building.
- Engineering report on roads is in progress.
- Shield Construction checked roofs after last hail and said they were okay.

HOMEOWNERS FORUM:

Topics of discussion included the following:

- Touch up painting
- Insurance deductible
- Misinformation in Hammersmith brochure

ADJOURNMENT: Sharon moved and Carl seconded to adjourn meeting at 3:32 p.m.