

## **GEV HOA BOARD OF DIRECTORS MEETING MINUTES**

October 26, 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 Director Don S. Also present was Ron Harris from Advance HOA.

**REVIEW PREVIOUS MEETING MINUTES:** Loren moved to approve the September 2017 Board of Directors meeting minutes, second by Don. Motion passed unanimously.

### **RATIFY ACTIONS TAKEN OUTSIDE OF MEETING:**

Carl moved to approve the 2018 Insurance Renewal, seconded by Loren. Motion passed unanimously. Loren moved to approve the Surveillance System upgrade, second by Carl. Motion passed unanimously.

### **COMMITTEE REPORTS:**

#### **FINANCE (Ron N.)**

- Ron N. indicated that the 2016 Audit had been completed with no material findings and suggested acceptance. Carl moved to approve, second by Loren. Motion passed unanimously.
- Ron N. also indicated that the September 2017 balance sheet was available, but the entire financial package would be delayed until accounting entries were made as instructed by the auditor. Carl moved to table the financial report, second by Pat. Motion passed unanimously.
- Ron N. then presented to the Board the Finance Committee's recommendation for the 2018 Budget, which included a 3% increase in expenses, primarily due to a 17% increase in landscaping costs. Carl moved to approve, second by Loren. Motion passed unanimously.

#### **ARCHITECTURAL (Bob N.)**

- Bob indicated that the ARC was on winter break with no regular meetings scheduled until March. They will continue to process requests as needed.

#### **LANDSCAPE (Don S.)**

- Don reported that tree branch removal and leaf pick-ups are in process. The irrigation system has been turned off for winter.

#### **RECREATION (Linda M.)**

- Linda requested that the Board approve Jan Dennehy, Mary Chapman and Cindy Atkinson to the Committee. Linda reported that the Newcomer Pot Luck had 85 attendees which is the highest in 5 years. The last FAC for 2017 will be October 27<sup>th</sup> and will resume the last Friday in January. Bingo will be October 31<sup>st</sup> and then also in November. The Veteran's concert will be Saturday, November 11<sup>th</sup>. The Holiday Party will be Saturday, December 9<sup>th</sup> from 2 to 4 with a piano player from Perfect Landing. The New Year's champagne toast potluck will start at 6 PM.

## **WELCOME (Bobbie S.)**

- Bobbie reported that they are up-to-date on visiting new owners.

## **HIGHLANDS RANCH DELEGATE (Linda M.)**

- Linda reported that Highlands Ranch population grew to 96,755 with a total of 31,044 homes
- Projection of 150 new homes in 2018 and complete build out of Highlands Ranch by 2020.
- 2018 calendars from HRCA will available for purchase soon.
- Upcoming Events: Jewelry and gift fair November 4<sup>th</sup>, Adult Health fair November 11<sup>th</sup>, Sip and Save at Southridge November 11<sup>th</sup>, Farmers Market November 12<sup>th</sup>. Classical music series at the Mansion on November 16<sup>th</sup> and December 14<sup>th</sup>.
- Information regarding events is posted on the bulletin board

## **MANAGEMENT REPORT (Ron H.)**

- Ron provided details regarding current action items:
  - Contract for 2018 Landscape Maintenance
  - Fence Replacement for Shetland and Stonehaven Courts finishing up
  - 1 home sale in September
  - 2<sup>nd</sup> round of concrete repairs pending schedule
  - No accounts over 60 days delinquent

## **OLD BUSINESS: (Ron H.)**

- **Stonehaven/Shetland Court Fence Replacement**—Ron previously mentioned status of installation.
- **Clubhouse Survey** – Pat indicated that the Board is still evaluating either renovation or remediation of the spa room. No other information is available at this time.

## **NEW BUSINESS: (Ron H.)**

- **2018 Landscape Maintenance Contract**—the Board was presented a 3-year Landscape Maintenance contract by JPL. The contract keeps services the same as previous years. 3 contractors were requested to provide bids, with two responding and one declining due to size of community. Loren moved to approve the new contract, and Don seconded. After brief discussion all members were in favor.

## **HOMEOWNER FORUM: The following questions were raised.**

- Repaint or repair resident lane sign at front gate
- Status of C470 Sound Wall
- Paint repairs and insurance settlement
- Rear exit and street connection to Colorado Blvd.

**ADJOURNMENT:** Don moved and Carl seconded to adjourn meeting at 3:30 p.m.