

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

September 28, 2017

DRAFT

CALL MEETING TO ORDER:

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

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

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING: No items were approved outside of meeting.

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron N. indicated expenses through August 2017 remain on track. Carl moved to approve August financials. Don seconded and all were in favor of financials.
- Ron N. also provided a copy of the Reserve Analysis for 2018. He indicated the Finance Committee suggested a 3% increase in funding to reserves. They also recommended adding a new line item for the Clubhouse infrastructure. Carl moved to approve the 2018 Reserve Study and Don seconded and all were in favor.

ARCHITECTURAL (Gary C.)

- Gary indicated that the last 2017 ARC meeting would be October 2nd before the winter hiatus.

LANDSCAPE (Don S.)

- Don reported that tree trimming was still in process and that the irrigation system would be turned off October 16th, with the last full watering on October 13th.

RECREATION (Linda M.)

- Linda reported that the September 29th FAC had been cancelled now that the pool is closed—next FAC will be October 27th. Bingo is the last Tuesday of the month, except in December. Newcomer Pot Luck is scheduled for October 14th. The Veteran's concert will be Saturday, November 11th. The Holiday Party will be an afternoon cocktail gathering and a New Year's champagne toast potluck will be at 6 PM.

WELCOME (Ron H.)

- Ron H. reported for Bobbie that new members had been greeted and information about the community provided.

HIGHLANDS RANCH DELEGATE (Ron H.)

- Ron H. reported for Linda that HRCA spent \$3M on the channel stabilization at Cheese Ranch and Links Golf Course with many compliments on both.

- Northridge Rec Center renovation will be completed by end of 2017
- New fire engines and emergency equipment will be in place in October 2017 and February 2018.
- Trex fencing will be installed on the West side of Quebec in 2017, on University and on Lincoln to Lonetree in 2018.
- There was a 40 acre fire in the Back Country. Fire departments from the surrounding areas came to help put out the fire.
- Upcoming Events: September 30th Recycling at Lucent at Town Center, October 7th Indoor Garage Sale at East Ridge Rec Center, and Fall Craft Show on October 14th at East Ridge.
- Information regarding events is posted on the bulletin board

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current action items:
 - 62 Home painting contracts—Painting finishing up
 - Fence Replacement for Shetland and Stonehaven Courts in progress
 - 4 home sales in August
 - 2nd 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** – Ron indicated that a project manager was in the process of evaluating either renovation or remediation of the spa room. No other information is available at this time.

NEW BUSINESS: (Ron H.)

- **2018 Snow Removal Contract**—the Board was presented a snow removal contract by JPL. The contract keeps services the same a previous years. 3 contractors pricing charts were reviewed for comparison. Don moved to approve the new contract, and Loren seconded. After brief discussion all members were in favor.

HOMEOWNER FORUM: The following questions were raised.

- Pending Concrete repairs
- Status of C470 Sound Wall
- Fence Installation
- Will project manager for spa room project include 3 bids?

ADJOURNMENT: Carl moved and Don seconded to adjourn meeting at 3:05 p.m.