

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

March 31, 2016

CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 p.m. Present were President Bill A., Director at Large Loren B., Vice President Sharon S., Treasurer Carl G.. Secretary Bob B was excused. Also present was HRCA Mike B in place of Property Manager Cathy B .

REVIEW PREVIOUS MEETING MINUTES: moved by Sharon and seconded by Carl to approve the minutes of the February 25, 2016 Board of Directors meeting. Motion passed unanimously.

COMMITTEE REPORTS:

FINANCE (Carl G.)

- Carl presented the financial report as of December 31, 2015. The year- end budget was over because of snow removal costs. Some areas did better than budgeted.
- Carl explained there were still problems with the new HRCA accounting firm. Issues were around ACH dues and their ability to develop our reports. He suggested homeowners having the ACH problem contact Cathy Baker or him.
- Carl answered a question about how reserves are determined.

ARCHITECTURAL (Pat M.)

- Pat reported that there were 13 ongoing projects. He stated that some projects can require 3 approvals from HRCA, Douglas County and GEV Architectural Committee.
- There are forms for new and replacement projects. Pat said when using short form for replacement, be as specific as possible. Include pictures and note materials to be used; contractors can provide these.
- Pat said that requests for painting touchups and cement repairs should be sent to Cathy Baker on short form. Dry rot must be repaired at homeowners' expense. Caulking between painting cycles is homeowners' responsibility.
- Becky White was nominated for committee, Loren moved and Bill seconded. Motion approved.

LANDSCAPE (Don S.)

- Don reported that some trees were damaged by the heavy snowstorm.
- Sprinklers will be turned on April 18.
- JPL Landscape schedule is in the April newsletter.
- Two new members for the Landscape Committee were nominated and accepted. Sharon moved and Loren seconded the acceptance of Don Lindsley and Mary Lareau. Motion approved.

RECREATION (Linda M.)

- Linda reported that the Island Party was a success. One hundred three people attended and the new reservation system received positive feedback. Linda noted that there are 24 members on the committee.
- Upcoming events include FAC's on April 1 and April 29, Rock and Roll Party April 16 (April 11 is deadline to register), Spring Brunch on May 1, Memorial Day Cookout May 27.
- Pool will open on May 27 (weather permitting).

WELCOME

- All new residents who have given their contact information have been contacted by the committee.

HIGHLANDS RANCH DELEGATE (Linda M.)

- Linda M. was approved as HRCA Delegate. Carl moved and Loren seconded. Motion passed unanimously.
- Linda announced the incumbents were re-elected to the HRCA Board.
- The HRCA Bond will be retired in 2024. This will free up funds for improvements.
- TREX fences in the Community will be replaced in increments. Linda reported on upcoming events; 9 Health Fair April 9 and Electronics and paper shredding on May 1.

OLD BUSINESS:

- Motion to approve continuation of fence at Cresthill by Split Rail Fence. Carl moved and Loren seconded. Motion approved.

NEW BUSINESS:

- Street sweeping bid from TJK Services Inc was approved. Sharon moved and Loren seconded.
- Street repair engineering company of CTL/Thompson bid approved to evaluate conditions of streets and make recommendations. Loren moved and Carl seconded.
- Painting of 54 homes to begin around April 18. Color choices will be at Clubhouse. Paint Company will inspect all homes prior to painting. If rotted wood, repairs must be made before painting. Homeowners will be notified and can use paint company contractors or their own contractors for repairs.
- Pool contract approved. Sharon moved and Loren seconded.
- Annual Meeting is on May 5 at 7 p.m. Ballots will be sent out in advance. Meet the candidates will take place at April Board Meeting. If not attending send proxy.
- Gate repairs approved. Loren moved and Carl seconded.
- New summer hours for pool will be decided based on use.

HOMEOWNERS FORUM:

Topics of discussion included the following:

- Problem with ACH process
- Snow removal
- Process for determining reserves
- Condition of front Clubhouse walk
- House painting cycle
- Compliment to Pat M. Clubhouse Manager
- Compliment about snow removal

ADJOURNMENT:

Sharon moved and Loren seconded to adjourn meeting at 3:37 p.m.