

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

October 27, 2016

CALL MEETING TO ORDER:

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

REVIEW PREVIOUS MEETING MINUTES: Sharon S. moved to approve the September 22, 2016 Board of Directors meeting minutes, seconded by Don S. Motion passed unanimously.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING: A motion was made by Sharon S. to ratify with Pat M. seconding. All were in favor to ratify: Front Entry Design Proposal, Pool Leak Repair, Attorney Letter to Hammersmith, Record Retention Policy Update, and RTR Tree Service Proposal.

COMMITTEE REPORTS:

FINANCE (Carl G.)

- Ron N. provided comments on the new finance report provided by Advance HOA Management. He indicated finances are still on track with some overrun on legal expenses, but there are savings on the management contract.
- 2017 Budget—Ron provided the Board with a 2017 operating budget that would increase by 4%, with about the same increase in Reserve contribution. Assessments would reflect the increase as well. Carl G. moved to approve the budget which was seconded by Sharon S. The budget was approved unanimously.

ARCHITECTURAL (Gary C.)

- Gary C. commented that the ARC had handled over 200 requests in 2016 and will be taking a break until March 2017. Bill A. indicated the Board would rely on the ARC for review and approval of the new entryway.
- Pat M. mentioned that sidewalk shaving repairs would begin on October 31st.

LANDSCAPE (Don S.)

- The landscaper (JPL) has begun the raking and mulching of leaves, and tree trimming by RTR for the limbs that are touching roofs and siding.
- Landscaping requests were in excess of 220 requests in 2016.
- Don indicated the addition of Ron Bregenzler to the Committee. Sharon S. motioned to add with Pat seconding -- All were in favor.

RECREATION (Linda M.)

- Linda reported that the Newcomer Party was a great success with wonderful interaction as the Community embraced the new owners.
- The next FAC will be October 28th, which will be last one until January 2017.
- Veteran's event will be November 11th with a map to show locations of member's military service. The chorus will provide a tribute.
- November Bingo night is November 29th.

- Remaining year's parties include Holiday Cocktail on December 10th and New Year's Eve

WELCOME (Sharon R.)

- Sharon R. indicated that all new comers have been contacted.

HIGHLANDS RANCH DELEGATE (Linda M.)

- HRCA will keep the yearly membership rate the same with the recreation membership increased.
- Median at Quebec and Highlands Ranch Parkway has been rocked over. Many GEV residents unhappy with the landscape and appearance. Concerns can be forwarded to the Highlands Ranch Metro District (HRMD) attn: Karl Ferguson.
- Senior Health Fair is November 12th at noon.

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current maintenance action items. Continued questions were raised regarding transfer fees charged by the management company. The Board answered questions.

OLD BUSINESS: (Bill A.)

- Clubhouse Entry Proposal. Bill A. indicated that the Board had approved expenditure of \$6,000 to create engineering and architectural plans for the front entryway.
- Clubhouse Survey—The Board will receive and review the Community survey in the next month and provide results to the owners at the December meeting.
- 2017 Insurance Policy—Bill provided policy information from a new proposal to insure the Community. They included a \$8K reduction in premium costs with a reduced wind and hail deductible from 5% to 3%. Carl motioned to approve and Sharon seconded. There were questions about the limitation of the coverage and the pending litigation against a previous agent. New agent information will be added to newsletter. All Board members were in favor and the policy was approved.

NEW BUSINESS:

- 2017 Landscape Contract- Bill indicated the Board had received a new snow removal and landscaping contract from JPL Services. Carl moved to approve the landscaping contract and Pat seconded. All were in favor. Confirmation of snow removal rates was pending.

HOMEOWNERS FORUM: Topics of discussion included the following:

- CDOT noise abatement hearing – November 22nd at 1:30 PM, 901 19th Street, Denver.

ADJOURNMENT: Sharon moved and Pat seconded to adjourn meeting at 3:27 p.m.