

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

September 22, 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: moved by Sharon to approve the meeting minutes from August 25, 2016 Board of Directors meeting with two revisions, seconded by Bill. Motion passed unanimously.

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

COMMITTEE REPORTS:

FINANCE (Carl G.)

- Carl reported that balances were a little low after processing transition invoices. The Committee continued analysis of the HRCA move and transition to Advance HOA Mgmt. Legal expenses are higher following suit against the 2014 Hailstorm. Utilities are lower due to water invoice that was revised.

ARCHITECTURAL (Gary C.)

- Gary presented a new Committee member for the Board for acceptance: Ed Olinek
- He reminded owners that there are 3 ARC forms for homeowners: Inspection Form, Short Form, and Long Form (Residential Improvement). He requested owners to use the correct form.

LANDSCAPE (Don S.)

- Don reported that the landscaper was beginning the seasonal wrap up with irrigation being turned off on October 13th. Leaf drop will start with the change of irrigation—leaf pickup will begin the first part of November.
- Tree trimming is proposed between house and RTR has provided estimate.
- There are two mowings left in the season

RECREATION (Linda M.)

- Linda reported that the Beer, Brats and Broncos was well received with 120 attendees
- The last FAC will be September 30th
- Bingo will be held on Tuesday September 25th at 6:15
- Newcomer Party will be held as a potluck on October 15th. A reminder to those attending potlucks that side-dishes are requested not desserts.
- Remaining year's parties include Veterans, Holiday Cocktail, and New Year's Eve

WELCOME (Bobbie S.)

- Bobbie indicated that things are in good shape and nothing else to report.

HIGHLANDS RANCH DELEGATE (Linda M.)

- HRCA will keep the yearly membership rate of \$49 per year as previous. There was some discussion surrounding what this fee is for. There is no opting out of HRCA and there is no use of the backcountry with the membership.
- There is a new membership card and forms to be completed per persons using the recreational centers. New activities will be posted.
- The Metro district will be holding initiative vote in the next election cycle

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current maintenance action items. A question was raised regarding transfer fees charged by the management company. The topic was tabled for later discussion or conversation outside of meeting.

OLD BUSINESS: (Bill A.)

- Parking Lot Maintenance—Completed
- Fence Installation—Completed
- Fence Painting—In Process

NEW BUSINESS:

- Clubhouse Entry Proposal. Bill A. provided a cost estimate to repair and update the front entry way. The early proposal is \$65,000 to \$70,000. The Board will pursue further design installation to update the entryway.
- Clubhouse Survey—The Board suggested owners complete the Clubhouse Update Survey provided by an ad hoc committee. The survey form is to be completed by October 10th and is available in the Clubhouse, by email, and by hand distribution for those without email. Bill indicated hope for a general response to assist the Board in future Clubhouse considerations.

HOMEOWNERS FORUM:

Topics of discussion included the following:

- Street striping on the “bridge”.
- Address numbers on the backs of homes

ADJOURNMENT: Bill moved and Pat seconded to adjourn meeting at 3:30 p.m.