

## GEV HOA BOARD OF DIRECTORS MEETING MINUTES

December 4, 2014

### CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 pm. Present were Bill A — President, Becky W1<sup>st</sup> Vice-President, Sharon S — 2nd Vice President, Tex W — Treasurer and Bob B — Secretary. Also present were Tom D — Cobblestone Management and Brian S - HRCA. Guests included Rick A and (4) project superintendents from Shield Construction.

**REVIEW PREVIOUS MEETING MINUTES:** Becky moved to approve the minutes of the October 23<sup>rd</sup> meeting as submitted. Tex seconded the motion and the board approved.

### HOMEOWNERS FORUM:

Due to the major hail storm on Monday, September 29<sup>th</sup>, the meeting started with the homeowner forum first and the regular agenda items at the end. There was a question and answer session between the homeowners and the board. The discussion went as follows:

- ❖ Bill started the meeting by reading the handout given to the residents entitled “What your Board and Management Company has done so far”. This was a detailed overview of what the board and management company have been working on since the hail storm on a daily basis, the work completed to date, upcoming work and the new communication link with Shield Construction. This link is [GEV@shieldconstruction.net](mailto:GEV@shieldconstruction.net) for residents to send damage photos, questions or comments.
- ❖ There are (20) residents to date who have not picked up their insurance inspection reports and loss assessment instructions.
- ❖ The HOA must make all hail storm repairs as dictated by the governing documents. If a homeowner takes the money for repairs from their insurance company for the repairs the HOA is responsible for making, they may be breaking the law for making (2) claims for the same work.
- ❖ If a resident is selling their home since the hail storm, they MUST disclose the \$5,000 assessment fee to the buyers. If this is not disclosed, the buyer MUST go back to the seller to collect the assessment they have become responsible for paying.
- ❖ After the homeowner receives the inspection report from the insurance company, they should make their own inspection of their property and report any repairs missing on the report. They then should go to the clubhouse and fill out a “Re-Inspection Request Form” listing missing items or any other discrepancies. After the contractor reviews the form with the homeowner, he will send it to Vericclaim to review. Vericclaim (Tom B ) Rick A (Shield) and Tom D (Cobblestone Mgt.) will then meet with the homeowner at the site and discuss the request. Vericclaim will make the final decision of whether or not the item(s) will be paid by the insurance company or not. Forms are also available on the website.
- ❖ Rick from Shield Construction took questions from the audience as follows:
  - The new shingles have a (30) year manufacturer’s warranty.

- Shield Construction has a (5) year warranty on workmanship.
  - Rick introduced the superintendents and the streets they will be responsible for making the repairs.
  - Jim C- Shetland Ct., Shetland Way, Stonehaven Ct., Skye Place, McKenzie Ct. and Canongate La. (3-53, 91-102).
  - Jason M – Canongate La. (19-75, 77-90), Abernathy Ct., Birmingham Ct. and Sutherland Ct.
  - Randy R – Hathaway La., Aldershot Ct., Skye La., Caleridge Ct, Canongate La. (91-102).
  - Dave Ri – Dunbarton Ct. (Tamerlain Ct. has not yet been assigned)
  - Shield uses only trailers and no trucks on driveways
  - Gutters can be replaced if homeowner’s request a quote unless they are hail damaged.
  - All damaged items will be replaced “in kind” regardless of dollar amount on inspection report.
  - Rick explained how the upgraded shingles are manufactured and that they use ice and shield in the valleys and flashing per current Douglas County codes.
- ❖ Bill will speak with the association attorney to define the difference between loss assessment and deductible assessment.
  - ❖ Homeowners were told to make sure they increase there new deductible to \$15,000 for 2015.
  - ❖ Beazley Insurance is the American subsidiary of Lloyd’s of London.
  - ❖ If you have broken glass from the hail, call Shield right away.
  - ❖ Take deduction assessment payment to the HRCA.

**COMMITTEE REPORTS:**

**FINANCE (Carl G):**

- ❖ Carl reviewed the November financials and said we were still behind because of snow removal and insurance premiums.
- ❖ The budget variance will change because asphalt, concrete and caulking are now underway and funds are being spent.
- ❖ Carl also said the new insurance premium for 2015 increased from \$226,000 to \$341,000 per year.
- ❖ Brian (HRCA) said they are ready to send out new coupon books with the dues increase notification.

**ARCHITECTURAL (Becky W):**

- ❖ Becky said the concrete work has been completed and the caulking has started.

**LANDSCAPE (Don S):**

- ❖ Don said high tree trimming, tree removal, edging and rock are all underway.
- ❖ JPL is continuing work on leaf and pine needle removal.

**RECREATION (Linda M):**

- ❖ Linda told everyone that the Holiday Party is well attended and asked residents to car pool if possible
- ❖ The New Year's Eve party will be a pot luck dinner.
- ❖ The Volunteer Appreciation Night will be on January 17<sup>th</sup> from 2:00 to 4:00.

**WELCOME (Becky W):**

- ❖ There are (3) new residents who are scheduling photos.

**HIGHLANDS RANCH DELEGATE (Linda M):**

- ❖ Linda said upcoming events are posted on the bulletin board in the clubhouse.
- ❖ The Highlands Ranch population is now 95,050 residents.
- ❖ The Highlands Ranch 2015 Budget was approved.
- ❖ There is (1) new member on the board.

**OLD BUSINESS:**

- ❖ No old business was discussed.

**NEW BUSINESS:**

- ❖ No new business was discussed.

**MISCELLANEOUS:** There was no miscellaneous business.

**ADJOURNMENT:** Becky moved to adjourn the meeting and Sharon seconded. The meeting adjourned at 3:50 P.M.