

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

July 23, 2015

CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 pm. Present were Bill A, President, Bob B, Secretary and, Sharon S Vice-President. Becky W 1st Vice-President was excused. Also present were Cara R, PCAM, and Cathy B representing HRCA.

REVIEW PREVIOUS MEETING MINUTES: Sharon moved and Bob seconded, to approve the minutes of the June 25, 2015 Board of Directors meeting. Motion passed unanimously.

COMMITTEE REPORTS:

FINANCE (Carl G)

- ❖ Carl reviewed the unaudited 2015 financials for the period ending June 30, 2015 and provided line item overview for particular expenses year to date.
- ❖ Carl discussed the insurance claim expenditures and recent reserve expenses and how they affect the bottom line balances overall and through the year end. Questions from the members were answered.

ARCHITECTURAL (Pat M)

- ❖ Pat reviewed the recent Committee activity, and expressed their concerns regarding residents and the timeliness of returning the Improvement Completion Form. Once an Owner finishes the approved architectural modification to their home, they must notify the Committee so an inspection can be done.
- ❖ Owners were reminded that if they obtain approval to modify the concrete around their home in any way, (colored concrete, stamped entryways, etc.) they also assume any future costs associated with that area of concrete. Should any damage occur to the modified area, the HOA can only be responsible for bringing it back to developer install for any covered loss.

LANDSCAPE (Don S)

- ❖ Don reported that irrigation repairs are being done in record number this season. The maintenance workorders have been mostly completed for the year. He also stated that necessary tree trimming work will be starting soon. The larger trees are trimmed after the leaves fall and no cosmetic trimming will be done this season. He also reported, that like much of the surrounding areas, the turf in the community did not have a successful weed mitigation season due to all of the rains this year. Resident's comments from the floor were accepted.
- ❖ Members were reminded to contact the management company to report any landscape emergencies and to complete the necessary forms available at the clubhouse if they needed a landscape issue addressed. Please do not call volunteer committee members.

RECREATION (Linda M)

- ❖ Linda presented details of the upcoming social activities in the community. She reported that the community will be holding a Newcomer Potluck event soon and encourages all to attend. Bingo resumes in September and reminded folks that the date has been moved from last Tuesday of the month to the third Tuesday.
- ❖ She reminded members that dates and times are posted in the newsletters and on the bulletin board at the clubhouse.
- ❖ Kansas Bar-B-Que is scheduled for September 5, 2015 and tickets are \$20.00 per person.

WELCOME (Sharon S)

- ❖ Sharon reported that the Committee has successfully met with all of the newcomers and welcomed them to the community. Details are always noted in the newsletters.

HIGHLANDS RANCH DELEGATE (Linda M):

- ❖ Linda reviewed upcoming events which are posted on the bulletin board in the clubhouse.

- ❖ The Highlands Ranch Chamber of Commerce continues to be strong which will be beneficial for the community.
- ❖ She reported that the population of Highlands Ranch continues to grow and new homes are being added.

OLD BUSINESS:

- ❖ Hail Restoration Update - Bill reported that Shields Construction is down to below 15 roofs to complete and will continue to work on painting and other hail damage repairs. He also reminded owners that any windows and rotten wood repairs and replacements are the responsibility of each homeowner, and are not included in the hail claim scope of repairs.
- ❖ C470 Coalition – Activity continues and sound testing results returned with supportive documentation that a sound barrier wall is needed. Meetings with all of the appropriate parties are scheduled and media coverage may be forthcoming. Byron Daniels spoke as a representative and expressed the need for volunteers to help with things such as attorney representation or administrative duties within the Committee, etc.
- ❖ Clubhouse Entry Improvement - The Board is reviewing proposals for the modification of the front entryway. Items to be considered in this phase will be concrete repairs and new installation of concrete to expand the entry landing with a decorative colored concrete. Work is scheduled to begin before the end of the year.

NEW BUSINESS:

- ❖ Board Member Appointment – Bill announced to the membership that Carl G had graciously accepted the appointment to serve the remaining term and office of Treasurer for the community. The members welcomed Carl.

HOMEOWNERS FORUM: Topics of discussion included the following:

- Street surface striping proposals are pending.
- Recent audit completion needs to be reviewed by the Board
- Shields Construction employee activity and behavior.

ADJOURNMENT: Sharon moved to adjourn the meeting. Bob seconded. The meeting adjourned at 3:45 P.M.