

## GEV HOA BOARD OF DIRECTORS MEETING MINUTES

April 23, 2015

### **CALL MEETING TO ORDER:**

Meeting was called to order at 2:30 pm. Present were Bill A — President, Becky W - 1st Vice-President, Sharon S — 2nd Vice President, Tex W — Treasurer and Bob B — Secretary. Also present were Tom D — Cobblestone Management, Cathy B and Cara R- HRCA.

### **REVIEW PREVIOUS MEETING MINUTES:**

- Sharon moved to approve the minutes of the February 26th meeting as amended to change the date of the Memorial Weekend cookout from May 23rd to May 22nd. Tex seconded the motion and the board approved.

### **COMMITTEE REPORTS:**

#### **FINANCE (Carl G ):**

- Carl reviewed the financials for March and discussed the snow and other individual budget items. He expects action to pick up in April.

#### **ARCHITECTURAL (Tom D ):**

- Tom reviewed various activities the committee is working on and said applications are beginning to pick up.
- Tom said the 2015 Concrete Repair Project bids have been received.

#### **LANDSCAPE (Don S ):**

- Don said JPL began mowing, completed aerating and will fertilize next week. He also said (75) dying Junipers will be removed this weekend.
- Bill brought up applying Gypsum along with the fertilizer to break up the hard soils. This was suggested by the maintenance supervisor at The Links Golf Course. Don said he will research it.
- Bill also suggested JPL prepare a map of GEV to use when they do spring and fall cleanup so they can keep track of where they leave off when cleanup is interrupted by rain or snow.
- The board also reminded residents that any work done outside of the house requires approval from the Landscape Committee.
- Don said there was substantial shrub and tree loss this year.

#### **RECREATION (Linda M**

- Linda announced some of the upcoming social events like the Memorial Weekend hot dog cookout at the pool on May 22nd at 5:30 which also kicks off the Friday Afternoon Club (FAC) summer season. She said they may have to limit the attendance at the cookout to (120) due to room, but will have a waiting list.
- There is no Bingo in the summer, but will resume in the fall on either the 2nd or 3rd Wednesday of themonth.
- There is consideration being given to combining the Labor Day cookout and the 30th Anniversary of Gleneagles.
- The Newcomer's Dinner will be in October.
- They may be arranging a "game night" during the summer.

**WELCOME (Becky W ):** Becky said they are all caught up with new residents.

#### **HIGHLANDS RANCH DELEGATE (Linda M was out of town, Don W provided update):**

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

- He said Douglas County will be re-evaluating property values on June 30th.
- Douglas County Sheriff's Department has purchased a drone and is learning how to operate it.
- HRMD is hosting a shredding and hazardous material disposal on May 3rd at Redstone Park.

**OLD BUSINESS:**

- Tom said Shield Construction completed the following items of work to date:
  - Roofs: (121) Roofs completed including duplexes and fourplexes.
  - Paint: 65% of house painting has been completed.
  - Misc.: 75% of window well covers, trellises and fences have been completed.
  - Windows: 25% of the remaining windows have been ordered. The remaining windows are still being negotiated with Vericlam.
- Becky reminded everyone the Annual Meeting will be held on May 7th at 7:00 P.M.
- Tom said Perfect Pools has completed demolition and installation of the new tiles. They will be doing the new plaster and filling the pool the week of May 3rd, weather permitting. Weather permitting, the pool will be ready for swimming around May 15th – 18th.

**NEW BUSINESS:**

- The board received the three bids from T.G.A. Masonry (\$39,622.00), SPCS, Inc. (\$60,835.75) and Palace Construction (\$75,610.00) for the 2015 Concrete Replacement Project.
- Becky made a motion to accept the bid from the low bidder, T.G.A. Masonry. Tex seconded and the board approved the motion.
- Don said the Landscape Information Form will be updated to clarify the use of wood mulch when submitting a Landscape Modification form to the Landscape Committee. The board agreed to this proposal.
- The board received information showing homeowner owned and paid for, re-installment of their "GutterHelmets" due to a new roof, are being laid on top of the new shingles and screwed into the roof. The board reminded them that they are responsible for any roof leaks in the future as a result of this reinstallation.
- The board also cautioned all residents to be aware of misleading sales tactics being used by gutter helmetsales people.

**MISCELLANEOUS:**

- Becky reviewed the current flyer being distributed concerning the C-470 widening and the deletion of a majority of the sound walls and earth berms.

**HOMEOWNERS FORUM:**

- A resident brought up concerns about the change of management companies from Cobblestone Management, Inc. to the HRCA and questioned if the board should have gotten other competitive bids. Bill and the rest of the board explained that there will be no increase in total fees currently being paid for overall community management. That coupled with the (10) year history of working together with the HRCA under the existing contract and the fact the HRCA is a non-profit organization, will give the residents a smooth transition and value for their money.

**ADJOURNMENT:** Becky moved to adjourn the meeting and Sharon seconded.  
Meeting adjourned at 3:35 PM