

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

March 26, 2015

CALL MEETING TO ORDER:

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

REVIEW PREVIOUS MEETING MINUTES: Sharon moved to approve the minutes of the February 26th meeting as revised. Tex seconded the motion and the board approved.

COMMUNITY MANAGEMENT ANNOUNCEMENT:

- Becky read a prepared statement from the board informing the residents of the following:
“As of May 1st, Highlands Ranch Community Association will take over community management duties and will become our Registered Agent with the State of Colorado. Our new Community Manager is Cara Reardon, replacing Cobblestone Management and Tom Dey. This change is due to new Colorado law concerning community management requirements. The law goes into effect on July 1, 2015.”

COMMITTEE REPORTS:

FINANCE (Carl G): Carl reviewed the financials for February and discussed the snow and other individual budget items.

ARCHITECTURAL (Becky W):

- Becky reviewed various activities the committees are working on.
- Tom said he sent out the 2015 Concrete Repair Project for bid and bids are due back on April 6th.

LANDSCAPE (Don S):

- Don said he has treated over 40 homes for voles in the last month or so.
- He also said landscape inspection forms have started to come into the clubhouse.

RECREATION (Sharon S): Sharon announced some of the upcoming social events like the Brunch to be held on April 12th (\$5.00) and the Memorial Weekend hot dog cookout at the pool on May 23rd at 5:30 which also kicks off the Friday Afternoon Club(FAC) summer season.

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

HIGHLANDS RANCH DELEGATE (Linda M):

- Linda reviewed upcoming events which are posted on the bulletin board in the clubhouse.
- She also said the HRCA elected three new board members on March 17th.

OLD BUSINESS: Tom said Shield Construction completed the following items of work to date:

- Roofs: (51) Roofs completed including duplexes and fourplexes.
- HVAC: All air conditioning units have been repaired.

- Paint: 1/3 of house painting has been completed.
- Misc.: 50% of window well covers, trellises and fences have been completed.
- Windows: 25% of the remaining windows have been ordered.
- Becky said at this time, there are only four homeowners who have not paid, or made arrangements to pay, the hail deductible assessment. These residents will be assessed the \$40 late fee, 8% interest and legal fees if the balance due is not paid in thirty one days.
- Becky said the Annual Meeting will be held on May 7th at 7:00 P.M. and board applications are due back by April 8th.
- Perfect Pools has been awarded the pool resurfacing project and has emptied the pool in preparation for demolition work to begin.

NEW BUSINESS:

- Becky said the board was contacted by Highlands Ranch resident named Carter Sales who is starting a Neighborhood Coalition representing HOA's that will be affected by the widening of C-470 and the removal of 50% of the proposed sound walls in the original presentation. Resident Al Hornung volunteered to attend the Douglas County Board of Commissioners meeting yesterday with Carter and gave a report on the meeting. There is information available at the clubhouse and residents are encouraged become part of the coalition so Gleneagles resident's voices are heard.
- Becky said the board was considering offering a "spring cleanup" on a Saturday in June so residents can bring unwanted household items to dumpsters located at the clubhouse. There will be more information forthcoming.
- Becky informed the residents that the Douglas County sheriff's Office has offered their lighted and videoed parking lots at the substation on Highlands Ranch Parkway and the main police station in Castle Rock for any county residents that want to use them to meet potential buyers or sellers on websites like Craig's List.

MISCELLANEOUS: There were no miscellaneous items discussed.

HOMEOWNERS FORUM:

- A resident brought up the current \$15,000 Hail and Wind deductible and questioned whether or not it would be less expensive for every homeowner to purchase their own insurance. The board said they have looked into this and it is still cheaper to have a master association policy, but are keeping an eye on the market to see when we reach the point where that is reversed.
- A resident asked if the association was going to have a shredder come to the clubhouse again for residents to use. The board said they would look into it.
- The homeowner at 10 Hathaway gave the board a letter letting them know he intends to rent out this house starting on May 1st. He said it has been a rental since he bought it prior to the Rental Amendment. The board said they would look into his request and get back to him.

ADJOURNMENT: Sharon moved to adjourn the meeting and Tex seconded. The meeting adjourned at 3:30 P.M.