

## **GEV HOA BOARD OF DIRECTORS MEETING MINUTES**

July 28, 2016

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

- Meeting was called to order at 2:30 p.m. Present were President Bill A., Director Don S., Vice President Sharon S., Secretary Bob B., Treasurer Carl G. was excused. Also present was Judy Smeltzer from Advance HOA.

REVIEW PREVIOUS MEETING MINUTES: moved by Don and seconded by Bob to approve the minutes of the June 23, 2016 Board of Directors meeting. Motion passed unanimously.

### **COMMITTEE REPORTS**

#### **FINANCE (Ron N.)**

- Ron reported that financials looked good. He pointed out reasons some accounts were favorable and unfavorable.

#### **ARCHITECTURAL (Pat M.)**

- Pat reported that concrete work and caulking will start in August.
- Pat requested that numbers be put back on back of houses after the painting. A homeowner said some were painted over.

#### **LANDSCAPE (Don S.)**

- Don reported that shrub trimming and fertilizing has been done. Flowering shrubs will be trimmed in Fall.
- Edging is upcoming.
- Don reported that there were problems with sprinklers needing repairs and asked residents not to talk to Pablo while he was working on repairs. Resident suggested putting red flags near problem areas for him to check.
- Don answered a homeowner's question about sprinkler cycles. He said there were too many to publish.

#### **RECREATION (Linda M.)**

- Fourth of July Event successful, 98 people attended.
- Linda reported that the FAC's will continue till pool closes. Last Friday of the month will be game night. If playing gambling games, bring nickels, dimes and quarters.
- September 2 will be Beer, Brats and Broncos cookout. Cost is \$5 and bring appetizer or dessert to share. Don W. will provide beer.
- Bingo starts last Tuesday of September.
- Newcomers' Party will be October 15. Open to all.

#### **WELCOME (Bobbie S.)**

- The handbook is being updated. New residents are being contacted.

#### **HIGHLANDS RANCH DELEGATE (Linda M.)**

- Linda reported on population of Highlands Ranch.
- Hammersmith divestiture was discussed. We have chosen a new company so no need for further discussion.
- Upcoming events posted on bulletin board.

## **OLD BUSINESS**

- Pool repair delayed till September 15 if no further issues.
- Replacing new Trex fence on new Shetland will start around August 16. Board voted to go with Split Rail as contractor. Rock edging will be placed to prevent mower damage.
- Engineering report on roads is complete. Roads were seen as favorable and a six year repair cycle will be set up.
- Bill reported that a demand letter was sent to Peliton to address insurance issues. GEV had to borrow money to pay contractors for Peliton's mistake.
- Al H. reported on progress of E-470 lawsuit to halt construction until issues are addressed. Five GEV residents are on the Coalition ten-member Board.
- Striping parking lot and street across bridge will be investigated after new property manager starts.

## **NEW BUSINESS**

- State Farm approved \$32,000 for Clubhouse entrance repair. We will price putting on a roof instead of awning and extend coverage.
- Sharon reported that the Board completed the Property Management search and hired Advance HOA to start August 1. Judy Smeltzer from Advance HOA gave background on the company and answered questions. She explained that information would be coming out soon and there will be support for residents to set up accounts. Financial transfer to start in September.
- Revised Homeowners' Handbook revision tabled until ARC makes additions regarding painting of multi-plex units.
- Bob B. resigned from the Board after 13 years of service. He was thanked by the residents. Pat M. was appointed to fill his term which ends in May.

## **HOMEOWNERS FORUM**

Topics of discussion included the following:

- Lawn concerns
- Sprinkler cycles
- Insurance deductible question
- Post and rail fences on Stonehaven and Shetland Ct
- Clubhouse entrance repair
- Cost of transfer when houses are sold
- Pothole repair at exit onto Gleneagles Village Parkway just outside gate

**ADJOURNMENT:** Bob moved and Don seconded to adjourn meeting at 3:32 p.m.