

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

January 26, 2017

CALL MEETING TO ORDER:

- Meeting was called to order at 2:30 p.m. Present were President Bill A., Vice President Sharon S., Secretary Pat M., Treasurer Carl G. and Director Don S. Also present was Ron Harris from Advance HOA.

REVIEW PREVIOUS MEETING MINUTES: Sharon moved to approve the December 1, 2016, Board of Directors meeting minutes, seconded by Carl G. Motion passed unanimously.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING: Spa Boiler Repair

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron N. indicated Revenue for 2016 was on track considering a loss of income from the exercise class. Expenses were over budget from legal and snow removal, however there was a savings from the management contract and from snow reserve contribution of \$15,000. Carl moved to table final version of financials until further review and revision. Sharon seconded and all were in favor.

ARCHITECTURAL (Pat M.)

- Pat indicated nothing to report.

LANDSCAPE (Don S.)

- Don indicated nothing to report.

RECREATION (Linda M.)

- Linda indicated that the Committee is reconsidering parties in 2017.
- There will be a Trivia Party on February 17th, FAC on the last Friday of January and Bingo on the last Tuesday.

WELCOME (Bobbie S.)

- Bobbie indicated it had been very quiet, but that there were some new owners.

HIGHLANDS RANCH DELEGATE (Linda M.)

- Linda reported that there will be two HRCA Board openings available for election in March 2017.
- Business was limited at the December meeting due to lack of quorum.
- Northridge Rec Center will be closed through April for renovations.
- New county websites for services: Dougcode.org and Dougcoconnect.com.
- New monuments will be replacing existing installations. The falcon image is not popular.

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current action items:
 - Front Entry Replacement—in process
 - Abernathy/Aldershot Asphalt Replacement – Additional Proposal Review
 - Spa Repair—pending
 - 2 Home sales in December
 - 6 accounts over 60 days delinquent

OLD BUSINESS: (Bill A.)

- Clubhouse Entry Replacement—Entrance renovations are in process, which will include automatic door.
- Clubhouse Spa Repair—repairs are scheduled for January 27th with the spa opening January 30th.
- Street Repairs—one contractor submitting revised proposal.
- Insurance Lawsuit—Bill indicated the mediation session with the Association and Peliton attorneys would take place on February 8th. The association seeks \$215,000 in damages plus legal fees.

NEW BUSINESS: (Bill A.)

- The Association will be painting 62 homes in the summer of 2017.
- The Association seeks a volunteer to manage the GEVHOA website.
- A new exercise class will be offered on Mondays, Wednesdays and Fridays by a certified teacher.

HOMEOWNER FORUM: The following issues were raised.

- Snow plowing on the drives. Bill indicated due to low depth of snow there was the election to not plow the streets. The crew is being educated about not blocking driveways when clearing sidewalks.
- HOA Transfer Fee invoice question was raised.
- Construction is being done on metro district drainage systems, which should be completed by April.
- Entry gate punch code system may be delayed 30 to 60 seconds for re-entry of code.

ADJOURNMENT: Sharon moved and Don seconded to adjourn meeting at 3:15 p.m.

