

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

February 23, 2017

CALL MEETING TO ORDER:

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

REVIEW PREVIOUS MEETING MINUTES: Pat moved to approve the January 26th Board of Directors meeting minutes, seconded by Carl G. Motion passed unanimously.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING: No actions were taken outside of meeting.

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron N. indicated income for 2017 was on track. Expenses are under budget for management contract extra expenses and snow removal, but over budget due to legal expenses. Carl moved to approve financials. Bill seconded and all were in favor.

ARCHITECTURAL (Pat M.)

- Pat M. indicated nothing to report – they will be meeting in March.

LANDSCAPE (Don S.)

- Don reported they took out 5 spruce trees and trying to save others. JPL is adding mulch behind Shetland over the next 3 years. Sprinklers will not be turned back on without technician and potential system freeze.

RECREATION (Linda M.)

- Linda reported the Trivia Contest was a very nice party with 7 teams. February events include FAC on Friday the 24th and Bingo on the 28th. In March a St. Patrick's Potluck on the 17th, Bingo on the 28th and FAC on 31st. In April Sharon Samu, Barry Meigs and the Gartners will host a Wine Tasting on the 22nd. In May a Frank Sinatra impressionist will provide entertainment on Friday the 12th - hoping for 100 guests.

WELCOME (Bobbie S.)

- Bobbie indicated they have 7 new residents.

HIGHLANDS RANCH DELEGATE (Linda M.)

- Linda reported that 5 candidates were interviewed for the HRCA Board, 1 of which is an incumbent.
- Links Golf Course has channel grading and drainage stabilization ongoing with completion in May.
- 2024 Bond Payoff anticipated and plans what to do next.
- March 4th will be Cultural Arts Day, Comedy Night is March 10th and Spring Bazaar on March 18th.
- A question regarding lawsuit against HRCA was raised, but no information available as GEV is not party to legal action.

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current action items:
 - Front Entry Replacement - pending completion
 - Abernathy/Aldershot Asphalt Replacement - Pending Contract Approval
 - Spa Repair - completed
 - 1 Home sale in January
 - 8 accounts over 60 days delinquent - collection efforts doubled to reduce delinquency

OLD BUSINESS: (Bill A.)

- Insurance Mediation - Bill spent 7 hours in mediation with lawyers representing HOA and previous insurance agent. Notice of the settlement can be given to the Association with the understanding they will not disclose lawsuit information. Don motioned to approve the settlement and Carl seconded. All were in favor.
- Clubhouse Entry Repairs - Douglas County will approve new structure with electrical changes. Completion of project anticipated in next two weeks.
- Abernathy/Aldershot Repaving - 3 different proposals were reviewed and Denver Asphalt & Concrete was selected with a bid of \$61,484. Pat motioned to approve contract and Don seconded. All were in favor. Scheduling of the remediation is pending.
- Home Painting - The Association will be painting 62 homes in the summer of 2017. The Board seeks 3 proposals. Criteria will include defined owner/HOA responsibilities for replacement, choice of colors, and color coordination.
- Volunteer to Manage GEV Website - the Board still seeks someone to manage website.

NEW BUSINESS: (Bill A.)

- 2014/15 Annual Audit - The financial audit of the Association's finances has been completed and is available online or by request.
- Annual Meeting - Bill requested owners who are interested in running for the Board to provide application by the end of March 2017.

HOMEOWNER FORUM: The following issues were raised.

- Are legal fees part of the settlement amount of \$150K? Yes, it is.
- Commend and thank the Board for their efforts to replace the entry and install handicap door.
- Could a summary of the Clubhouse Survey be provided for the newsletter?
- Depending on moisture the Community receives in the next months, there may be a need to have owners water the trees adjacent to their homes.

ADJOURNMENT: Carl moved and Pat seconded to adjourn meeting at 3:10 p.m.