

GEV HOA BOARD OF DIRECTORS MEETING MINUTES

August 24, 2017

DRAFT

CALL MEETING TO ORDER:

- ❖ Meeting was called to order at 2:30 p.m. Present were President Pat M., Vice President Loren B., Secretary Judy P. and Director Don S. Also present was Ron Harris from Advance HOA.

REVIEW PREVIOUS MEETING MINUTES: Judy moved to approve the July 2017 Board of Directors meeting minutes, second by Loren. Motion passed unanimously.

RATIFY ACTIONS TAKEN OUTSIDE OF MEETING: Loren moved to ratify reallocation of RBC Reserve funds, second by Judy. Ratification passed unanimously.

COMMITTEE REPORTS:

FINANCE (Ron N.)

- Ron N. indicated expenses through July 2017 remain on track. Judy moved to approve July financials. Loren seconded and all were in favor of financials.

ARCHITECTURAL (Gary C.)

- Barry M. requested approval to add new member Lee Van Deren. Board members approved. Committee will begin winter hiatus with meetings only once a month.

LANDSCAPE (Don S.)

- Don reported that shrub trimming will begin in September. Yellow ribbon is available at the clubhouse for those who don't want plantings trimmed. Turf aeration and fertilization at end of September, reduction of landscaping services in October, and mite spray in November. Questions were raised regarding lack of irrigation, lawn mower efficiency and landscaping contract.

RECREATION (Linda M.)

- Linda reported that the Labor Day Brat Roast is scheduled for Friday, September 1st. FAC will continue until pool closes. Bingo resumes on September 26th and the Newcomer Pot Luck is scheduled for October 14th. No FAC in November or December. The Veteran's concert will be Saturday, November 11th. Linda requested that Cindy Atkinson and Jon Dennehy be added to the committee. Board members approved.

WELCOME (Bobbie S.)

- Bobbie reported that new members had been greeted and information about the community provided.

HIGHLANDS RANCH DELEGATE (Linda M.)

- Linda reported that HRCA is looking 20 years beyond 2024 at capital improvements needed.
- Rec Centers are going through renovations—Eastridge is closed for repairs

- HRCA proposed assessment increases are \$4 per quarter, for GEV about \$1 a year
- Shea is proposing 120 new homes – not sure of location
- Slogan for trash is “Put a lid on it and curb it”
- Highlands Ranch Days are September 7th -9th and Octoberfest is September 23rd
- Information regarding events is posted on the bulletin board

MANAGEMENT REPORT (Ron H.)

- Ron provided details regarding current action items:
 - 62 Home painting contracts—Painting in progress
 - Fence Replacement for Shetland and Stonehaven Courts is pending delivery of materials
 - 3 home sales in July
 - No accounts over 60 days delinquent

OLD BUSINESS: (Pat M.)

- **Stonehaven/Shetland Court Fence Replacement**—Pat referred to earlier mention in agenda
- **Clubhouse Survey** – Judy P. indicated that the survey group that had suggested replacing the spa room with a multipurpose room was disbanded and that the Board had reviewed comments received from the Community in response to the proposal. A majority of the responses agreed with repurposing the room. Judy moved to proceed with hiring a project manager to create RFP’s for either the remediation of the spa room or replacement to a multipurpose room. Loren seconded. The Board opened the floor for questions: will both points of view be represented in the RPF—“Yes”; percentage of people that responded – “around 20%”; why is the large room and divider not being used?; why hire a project manager—“Ron Harris is not qualified to take this on”; seems to be a mixed message regarding age and health when using the spa; will the Board advocate on behalf of both opinions—“Yes”. With no further questions, the motion passed with all members approving.

NEW BUSINESS: (Pat M.)

- **No new business was proposed.**

HOMEOWNER FORUM: The following questions were raised.

- Pyramid Committee
- Change swimming pool hours for use by children
- Irrigation leak into home
- Outcome of the Insurance Agent Lawsuit Claim
- Meeting room divider

ADJOURNMENT: Judy moved and Don seconded to adjourn meeting at 3:30 p.m.