

**First Hyland Greens Association
Board of Directors Meeting**

January 19, 2016; 7:00 – 9:00 pm
Hyland Hills Golf Clubhouse
9650 Sheridan Blvd., Westminster, Colorado 80021

MEETING MINUTES – FINAL

Call Meeting to Order with a Quorum of Directors

The meeting was called to order at 7:07 PM. President: Mike McCurdy, Vice President: Gerry Mooney, Treasurer: Justin Young, Secretary: Julie Oldham, Covenants Committee: Dane Ernsberger and Mark Mischke, Pool Committee: Alan Meers, Marianne Clark, and Linda Mollard were present. Andrea Clem, Dean Guttmueller, Robert Johnson, Tim McClung and Bill West were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of October 20, 2015 Summary Minutes

Mark Mischke made a motion to approve the minutes of the October 20, 2015 meeting as submitted. Justin Young seconded. Motion carried unanimously.

Review of November 2, 2015 Annual Meeting Minutes

The Board of Directors reviewed the draft 2015 annual meeting minutes for content. No revisions were requested.

Introduction of Homeowners & Invited Guests Present

Mike McCurdy extended a welcome to new Board members Marianne Clark and Linda Mollard. He also expressed appreciation for all returning Board members.

Homeowners Dave Dufresne, Jim Gilmer and John Van Royen were present to discuss several of the agenda items.

Old & New Business Reports

President

Trash Services Contract Review

Mike McCurdy spoke about the success of the voluntary trash service with over 360 homeowners participating to date. Allan Meers stated that the reduction in the number of containers at the curb each day was remarkable and homeowners present and Board members said they have received very positive feedback from owners.

Board meeting location

The Board of Directors discussed several alternative options for Board meeting locations. Scheduling, parking, availability and meeting space size played a role in the Board's ultimate decision to continue using Ciancio's at Hyland Hills Golf in the immediate future.

Acceptance of Morelli resignation

Michelle Morelli submitted a written resignation from the Board of Directors effective immediately. Mike McCurdy made a motion to accept her resignation. Linda Mollard seconded. Motion carried unanimously.

Treasurer

FY2015 Audit Engagement

Justin Young presented the Board with three proposals from CPA's to perform the Association's FY2015 audit. After a brief discussion Mark Mischke made a motion to approve the engagement submitted by N. F. Foss, CPA. Julie Oldham seconded. Motion carried unanimously.

Financial Statements

Justin presented the October, November and December 2015 financial statements and reviewed in detail. First Hyland Greens had assets totaling \$304,206.99 in the operating accounts, and \$310,389.16 in the reserve accounts as of December 31, 2015.

Election of 2016 Officers

Committee Chairs present, Julie Oldham, Allan Meers and Dane Ernsberger agreed to hold their positions for the upcoming year. Linda Mollard extended an offer to serve as Activities Chairperson. Marianne Clark agreed to participate on the Activity Committee as well. Julie Oldham made a motion to accept these offers for continued oversight on the various committees. Marianne Clark seconded. Motion carried unanimously.

Mike McCurdy accepted a nomination to continue as Board President for the upcoming year. Julie Oldham agreed to serve as Secretary and Justin Young agreed to serve as Treasurer for 2016. Linda Mollard made a motion to appoint this slate of officers for 2016. Mark Mischke seconded. Motion carried unanimously.

Both Dane Ernsberger and Gerry Mooney were nominated to serve as Vice President. A secret ballot was initiated and Dane was elected.

Determination of Board Terms

With ten newly seated Board members, Mike stated that the Board should try to stagger the terms to provide the Association with a consistent Board of Directors for the future. Several Board members offered to serve various terms ranging from one year to three years. Mike asked the Board if they would be comfortable in Shanna staggering the terms. With the Board initial requests in mind the following terms were agreed upon and the expiration date for each one is reflected below:

Dean Gutmueller (existing Board member)	2016
Michelle Morelli (resigned 1/2016)	2016
Mike McCurdy (newly elected)	2016
Gerry Mooney (newly elected)	2016
Julie Oldham (newly elected)	2016
Dane Ernsberger (existing Board member)	2017
Allan Meers (existing Board member)	2017
Justin Young (existing Board member)	2017
Marianne Clark (newly elected)	2017
Mark Mischke (newly elected)	2017
Andrea Clem (newly elected)	2018
Robert Johnson (newly elected)	2018
Tim McClung (newly elected)	2018
Linda Mollard (newly elected)	2018
Bill West (newly elected)	2018

Covenants

As was discussed in the annual meeting, the topic of marijuana growing and use in the community was discussed at length. Most present at the meeting were in favor of trying to prevent this type of activity but how to proceed was varied. At the conclusion of the discussion, Dane Ernsberger, Mark Mischke and homeowners Dave Dufresne and Jim Gilmer offered to form a sub-committee to review the law and opportunities for First Hyland Greens to act on this matter.

Dane Ernsberger notified those in attendance who were not aware of the house fire that occurred in the neighborhood over the holidays. Several expressed concern for the circumstances of these homeowners and Dane agreed to work with Shanna to draft a letter to the homeowners offering assistance.

Covenant Violation

The Board of Directors discussed an ongoing covenant violation in the community. As no progress has been made to remedy this violation, Mike McCurdy made a motion to turn this matter over to the attorney if there had been no resolution by January 31, 2016. Dane Ernsberger seconded. All Board members voted in favor.

Projects

Julie Oldham presented a brief project report. The remodeling of the bathrooms at the big pool is moving forward although it was slow over the last thirty days due to weather. The problem causing the pool lights on the brick pillars to malfunction has been identified. It requires substantial trenching to repair this, which will be performed as weather permits.

John Van Royen served as project chair for the fence staining project in early December and was present at the meeting to provide a report. John stated that the project was complete in December and was pleased that the weather had cooperated so that the project did not have to be extended into spring 2016. John did state clearly to the Board that the 2015 fencing project will only extend the life of the fence another five years. There are still pickets and horizontal rails that need to be replaced and the Greenbelt Committee will work on this project as weather permits.

Greenbelts

Although not present at the meeting Bill West provided a proposal for removing juniper bushes in the island on the east end of Hyland Greens Place. These bushes are limiting visibility for drivers and pedestrians. Bill intends to seek other homeowner input this week before proceeding to schedule this project.

Activities

Linda Mollard provided a flyer to be included in the upcoming newsletter announcing the upcoming Easter Egg Hunt and spoke briefly about scheduling dumpsters this spring around the time of the Garage Sale. Linda also mentioned the possibility of holding a second garage sale in the fall. Details will be distributed as they become available.

Pools

Allan Meers stated that there were now 123 days until the pool opened in May. He also mentioned that there were some problems with the big pool heat exchanger and it was recently removed for some warranty repairs. He also asked the Board to keep an eye out for pool lounge chairs that could be purchased for the upcoming pool season.

Adjournment

Mark Mischke made a motion to adjourn the meeting at 9:20 PM. Justin Young seconded. Motion carried unanimously.

Dane Ernsberger
Vice President, First Hyland Greens Association

Date Approved by Board of Directors