

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

October 18, 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 7:03 PM. President: Mike McCurdy, Treasurer: Justin Young; Secretary: Julie Oldham; Covenants Committee: Mark Mischke, Gerry Mooney and Chuck Smith, Pool Committee: Alan Meers; Greenbelts Committee: Bill West; Activities Committee: Linda Mollard were present. Marianne Clark, Andrea Clem, and Dean Gutmueller were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

**Approval of September 20, 2016 Summary Minutes**

With one correction, Chuck Smith made a motion to approve the minutes of the September 20, 2016 meeting. Mike McCurdy seconded. Motion carried unanimously.

**Ratification of Electronic Voting**

Marianne Clark made a motion to rescind the Board vote taken on September 20, 2016 to relocate the south fence line to the rock area. There was no formal second.

**Introduction of Homeowners & Invited Guests Present**

Homeowner Candis Chain was present to provide a brief overview of the Association's history regarding the speed bumps on Wolff Street and 101<sup>st</sup> Avenue and express her concerns for some of the activity occurring in the neighborhood.

Homeowners Stefano and Maria Grimaldi and David Simmons were present to observe the meeting.

**President**

**Speed Bump**

The Board of Directors briefly discussed some of the communication occurring in the neighborhood regarding the installation and remedial work performed on the speed bumps.

**Annual Meeting Agenda**

The November 14, 2016 Annual Meeting Agenda was reviewed and discussed. The Treasurer will present the FY2017 Budget and each Committee Chairperson will provide a brief overview for their area of responsibility and share their successes from 2016 and their plans for the upcoming year.

**Insurance Policy**

The Board of Directors reviewed a policy renewal proposal for the upcoming year. Haven and TruNorth were able to negotiate a 10% decrease in premium because of the Association's loss history. The resulting premium reflects less than 1% increase from the previous year. Mike McCurdy made a motion to renew the coverages. Gerry Mooney seconded. Motion carried unanimously.

**Collection of Assessment Correspondence**

The Board of Directors reviewed a collection letter revised by Shanna Massier of HAVEN. Mike McCurdy made a motion to immediately utilize this letter for First Hyland Greens. Mark Mischke seconded. Motion carried unanimously.

**Newsletter Coordinator Position**

Sheri Mischke has presented her resignation from the Newsletter Coordinator position and asked the Board to help seek a replacement. A short outline of the responsibilities was reviewed and discussed. Linda Mollard asked that this information and a solicitation for volunteers be included in the November newsletter.

**Vice President**

Proposal to revise Covenant Enforcement Policy

Based on a homeowner request, the Board of Directors considered revisions to the Association's Covenant Enforcement Policy to provide for stronger enforcement of homeowners who could be considered "habitual" covenant violators. Shanna suggested that the Board carefully consider this action. The Association's current policy has stood the test of time, and First Hyland Greens has historically operated in a neighborly manner toward homeowners found to be out of compliance. After thorough discussion, Dane Ernsberger suggested that this agenda item be tabled to January 2017.

#### **FHG0386 Request for Architectural Change**

Based on a request from the Architectural Review Committee, the Board reviewed a Request for Architectural Change submitted by a homeowner. After thorough discussion, Mark Mischke made a motion to approve the homeowner request. Linda Mollard seconded. Motion carried 9-0-1.

#### **Treasurer**

##### **September 2016 Financial Statements**

Justin Young discussed the September 2016 Financial Statements and asked that the reports be recreated in order to provide an accurate reflection of the Association's year end. Shanna Massier will initiate this request immediately.

#### **Pools**

Alan Meers provided a report on the end of the 2016 pool season. It was a good season. The big pool restrooms were remodeled, caulking was performed between the coping stones and concrete to prevent water from getting back behind the tile and under the coping stones and creating problems. Some of the pool lighting has been replaced. There are 222 days before opening day of 2017!

#### **Projects**

Julie Oldham noted that the restroom remodel was not quite complete and that new tile floors are being reinstalled.

#### **Greenbelts**

Bill West expressed his appreciation for the efforts of the Greenbelt volunteers. The pruning work is almost complete, and the Committee will work over the winter to solicit bids for planting trees on 101<sup>st</sup> Avenue and Sheridan Boulevard. In addition, they will pursue a professional inventory of all the trees and their locations within the community, and consider preventative maintenance treatments for ash borers.

Bill also presented a contract renewal for Summit Services, the Association's landscape maintenance and snow removal contract. Several revisions were made to the contract with no increase in cost. Bill West made a motion to approve the contract for the upcoming season. Julie Oldham seconded. Motion carried unanimously.

#### **Activities**

Linda Mollard provided an overview of the Harvestfest and stated that she was already considering plans for events and activities for 2017.

#### **Adjournment**

Mark Mischke made a motion to adjourn the meeting at 8:50 PM. Julie Oldham seconded. Motion carried unanimously.

---

Julie Oldham  
Secretary, First Hyland Greens Association

---

Date Approved by Board of Directors