

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

February 16, 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 7:05 PM. Vice President: Dane Ernsberger, Covenants Committee: Marianne Clark, Gerry Mooney, and Mark Mischke, Greenbelts Committee: Dean Gutmueller and Bill West, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Mike McCurdy, Julie Oldham, Justin Young were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of January 19, 2016 Summary Minutes

Linda Mollard made a motion to approve the minutes of the January 19, 2016 meeting with one correction. Marianne Clark seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner William Maier of 4910 West 101st Circle and his son-in-law John Rainwater were present. John presented Mr. Maier's appeal regarding the plastic lighting frame in the back yard. The Board of Directors listened to the presentation and asked several questions of both Mr. Maier and Mr. Rainwater. Vice President, Dane Ernsberger thanked the homeowners for attending the meeting and indicated that further discussion would be tabled to the March Board meeting to give Board members an opportunity to see the frame and review the Association's legal documents as they pertain to this type of addition.

Homeowners Matt Brozovich, Jim Gilmer, G. A. Harrison and Brian Sample were present to observe the meeting.

Vice President

Dane presented a proposal for amending the Board Policy regarding Expenditures, Bidding & Contracting. The primary purpose of this proposal is to create a more efficient process for Board meetings. It would allow for Board members to review bids and/or a bid summary prior to a meeting, Board members would be able to ask questions or perform research about the project prior to the meeting and these would provide for a shorter discussion period during meetings. The Board discussed this proposal at length. Alan suggested that the cost levels be increased to allow for additional flexibility and inflation that has occurred since the policy was initially enacted. Dane agreed to add some additional verbiage and Gerry asked that this item be tabled to the March Board meeting when all officers and Projects Committee, Julie Oldham would be present to voice their opinions.

Proposed Rules Revision

Dane proposed a revision to the Rules and Regulations to further define a "structure" and allow for additional processes to help homeowners who are endeavoring to complete a large home remodel within the confines of the current architectural review process. This topic was discussed at length and it was whole heartedly agreed that the Rules and Regulations should be reviewed with a fine tooth comb for updates or improvements and that Dane's suggestion for improving the ACC process for large projects could be provided for in a Board Policy. Dane will work on the policy. It was agreed that all Board members would review the Rules and Regulations, note suggestions for possible changes and have them to Shanna before the end of the month. Shanna will incorporate all suggestions into one draft document and forward to the Architectural Review Committee for review the first week in March.

FHG0201 Homeowner request to waive late fees

The Board of Directors reviewed a homeowner request to waive late fees applied to their account. After a thorough discussion, Linda Mollard made a motion to deny the request because the homeowner did not

respond to the initial delinquency letter sent in December 2015. Dean Gutmueller seconded. Motion carried 7-2

Board Resignation

After further consideration of his schedule, Tim McClung has decided to resign from his seat on the Board of Directors. Robert Johnson has also been excused from his seat on the Board of Directors

Treasurer

In Justin Young's absence, Shanna Massier presented the financial report for the period ending January 31, 2016. First Hyland Greens had assets totaling \$297,324.21 in the operating accounts and \$317,804.47 in the reserve accounts as of January 31, 2016.

Greenbelts

In advance of the Board Meeting, Bill West had submitted a list of small projects to be accomplished by a group of community volunteers. Bill indicated that the Greenbelt Committee is gathering information to be used in submitting a Westminster Enhancement Grant in 2017.

Activities

Linda Mollard stated that the community garage sale has been scheduled for May 13-15 in conjunction with the sales being held in the Windings, Hyland Greens East and NorthPark. The Easter Egg hunt is scheduled for March 26. Linda has also scheduled the food trucks for this summer and provided an event calendar for 2016 to be included in the March newsletter.

Pools

Alan Meers indicated that there are 102 days until the pools open on Memorial Days. The Board reviewed a solicitation for swimming lessons and agreed to include the advertisement in the March newsletter.

Adjournment

Linda Mollard made a motion to adjourn the meeting at 8:45 PM. Mark Mischke seconded. Motion carried unanimously.

Julie Oldham
Secretary, First Hyland Greens Association

Date Approved by Board of Directors