

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

April 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 7:10 PM. President: Mike McCurdy, Vice President: Dane Ernsberger, Secretary: Julie Oldham, Treasurer: Justin Young, Covenants Committee: Gerry Mooney, and Marianne Clark, Greenbelts Committee: Bill West, Pool Committee: Alan Meers, Activities Committee: Linda Mollard were present. Andrea Clem, Dean Guttmueller and Mark Mischke were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of March 15, 2016 Summary Minutes

Julie Oldham made a motion to approve the minutes of the March 15, 2016 meeting as submitted. Gerry Mooney seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner John Van Royen was present to observe the meeting.

Old & New Business Reports

President

Trash Services registration

Mike McCurdy reminded Board members that the registration period for the next six months of trash and recycle services had arrived. Information was provided to homeowners in the April 2016 newsletter. Mike also noted that the Association had just received notification that Packman Disposal had sold their business to American Disposal Services. HAVEN sent an eblast to homeowners regarding this information and a copy of the letter from Packman was distributed to Board members.

4910 West 101st Circle- BOD Rescission of Courtesy Letter

The Board of Directors revisited their previous decision to rescind the courtesy letter for this address. After a thorough discussion, Marianne Clark made a motion to uphold the initial decision. Julie Oldham seconded. Motion carried unanimously. Shanna will prepare and send the letter.

4991 West 101st Avenue – homeowner appeal of ACC Application

The homeowner submitted a written appeal of the Architectural Review Committee's decision to deny his request to raise the height of his perimeter fence. After a thorough discussion, Marianne Clark made a motion to uphold the Committee's decision. Julie Oldham seconded. Motion carried 6-0 with three Board members abstaining.

10170 Xavier Court – homeowner appeal of ACC application

The homeowner attended the March 15, 2016 Board meeting and asked that the Committee reconsider her request for a dog run if portions of the metal fencing were screened from view. The Board of Directors discussed this matter in detail and several suggestions for additional modifications to be considered. Dane Ernsberger made a motion to deny the current request. Bill West seconded. Motion carried 7-1 with one Board members abstaining from the vote. Shanna will prepare and send letter to homeowner.

Vice President

Dane Ernsberger has been approached by a First Hyland Greens homeowners interested in upgrading the Association's website. Dane suggested that upgrades would provide for a more user friendly site that

could be integrated with social media sites such as Facebook and NextDoor. It would also afford the Board of Directors and Committee Chairs the opportunity to maintain the website in accordance with their individual preferences. After a thorough discussion, it was agreed that Board members review the site and make recommendations for additions or improvements to see if the Association can work with the site that is currently available as a new site will likely cost additional money to the Association.

Treasurer

Financial Statements

Justin presented the financial report for the period ending March 31, 2016. First Hyland Greens had assets totaling \$\$302,024.84 in the operating accounts and \$355,922.10 in the reserve accounts as of the end of the period.

Proposal to transfer operating funds to reserve account

Justin Young reviewed the Reserve Study in general and the need to continue funding the account to provide for current levels of spending. The Board of Directors discussed the 2015EOY net income amount and the Association's history of transferring funds from the operating account to the reserve account when balances allowed. Marianne made a motion to transfer \$100,000 from the operating account to the reserve account. Julie seconded. Motion carried unanimously.

Projects

Pool deck

Julie Oldham reported that the repair of the pool decking at the big pool is underway. Julie shared samples of the decking material and described the stain testing and heat testing that she performed before making the final choice.

Big pool restrooms

Weather and ambient temperatures have slowed the bathroom remodel. The contractor is waiting for a bit warmer weather before beginning the installation of the tile floors. Once complete, toilets will be set and stall dividers installed.

Tennis courts

Julie shared information relating to tennis court maintenance that she has performed. Asphalt courts are typical in Colorado but difficult to maintain due to shifting soils. Julie is going to continue to investigate before she submits any recommendations to the Board for improving the condition of the courts.

Playground

Mike McCurdy asked to revisit the playground and asked the Board to brainstorm suggestions for improvements. Accessibility is the primary reason that any remedial efforts have been put on hold. Some Board members suggested that removing the equipment and restoring the landscape would be appropriate as there is already a neighborhood play area (Hampshire Park), and alternatives might be disturbing to homeowners in the immediate proximity. Mike agreed to obtain ODP information on this area from the City of Westminster. Once received, Julie will work on mapping the area for future discussions.

Greenbelts

Split rail fence project

Bill West presented a proposal for repairing portions of the split rail fence throughout the community. The proposal includes installation of 51 new posts and replacing bad rails with good used rails along with replacement of 14 new posts and 135' of new rails along the access path adjacent to 5030 West 102nd Avenue. After discussion, Justin made a motion to approve the proposal at a cost not to exceed \$5,000.00. Linda Mollard seconded. Motion carried unanimously.

Mike McCurdy expressed his appreciation for the efforts of the Committee, John Van Royen and Bob Belden on this project.

Activities

Linda Mollard reminded the Board that the food truck schedule begins on May 3 and Hampshire Park. She will also be working with American Disposal to secure a dumpster following the garage sale.

Pools

Heater Repair

Allan discussed the need for a heater repair at the big pool. The equipment has been ordered and installation should be completed before the pool opening. Mike made a motion to approve this project. Justin seconded. Motion carried unanimously.

Opening Status

Allan also shared that the big pool was in the process of being drained. Pumps and filters have been tested and all signs point to a great pool season (39 more days!!).

Adjournment

Alan made a motion to adjourn the meeting at 9:15 PM. Linda seconded. Motion carried unanimously.

Julie Oldham
Secretary, First Hyland Greens Association

Date Approved by Board of Directors