

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

May 17, 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 7:00 PM. President: Mike McCurdy, Vice President: Dane Ernsberger, Secretary: Julie Oldham, Treasurer: Justin Young, Covenants Committee: Gerry Mooney, Mark Mischke and Marianne Clark, Greenbelts Committee: Bill West, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Dean Guttmueller was absent. Shanna Massier represented HAVEN Property Managers & Advisors.

**Approval of April 19, 2016 Summary Minutes**

Alan Meers made a motion to approve the minutes of the April 19, 2016 Board meeting with one correction. Julie Oldham seconded. Motion carried unanimously.

**Introduction of Homeowners & Invited Guests Present**

Homeowner Matt Brozovich was present to observe the meeting.

Homeowner Lee Silver was present to present several ideas. Lee suggested scheduling a different trash and recycle pick up date to accommodate more homeowners; he asked questions relating to ownership and maintenance responsibilities for the greenbelt area north of the playground and initiated several suggestions for revitalizing the playground area.

Homeowner Chuck Smith was present to extend his interest in becoming a Board member.

**President**

**FHG0071 Homeowner Records Request**

Pursuant to the Association's Records Request Policy, this homeowner submitted a written request for copies of the Committee notes pertaining to his two ACC applications that were denied. Shanna distributed copies of the notes for all Board members to review. After a brief discussion, Julie Oldham made a motion to approve the request. Linda Mollard seconded. Motion carried unanimously.

**FHG0263 Homeowner Request to Remove Late Fees**

The Board of Directors reviewed a written request to waive late fees that had accumulated on this homeowner account. After a through discussion, Mike McCurdy made a motion to extend Shanna the authority to manage a payment plan for this homeowner with the balance being paid in full before September 30, 2016. No late fees or penalties will be waived. Mark Mischke seconded. Motion carried unanimously.

**Tot Lot**

Mike presented information he obtained from the City of Westminster regarding the Tot Lot. The Hyland Greens Original Development Plan (ODP) considers the tot lot a "recreational facility" and therefore it cannot be removed from the community without a replacement being installed. This led to an engaging discussion about proposed alternatives. Suggestions included: removing the playground and basketball court and adding outdoor seating or picnic tables, adding additional playground equipment, shortening the fence to make the area more aesthetically pleasing, converting the area to a community garden or dog park, building a shade structure, adding bocce and/or horse shoes.

Julie reminded the Board the demolition is expensive, particularly due to the lack of access to the area. Old concrete or asphalt would have to be hauled out in wheelbarrows, and initial estimates she received

several years ago ranged from \$10,000 – 20,000 for the demolition only. Further discussion was tabled for a future meeting.

### **Board Membership**

Mike McCurdy provided a short outline of the responsibilities associated with being a Board member including attendance at monthly meetings and participating on a committee. Homeowner Chuck Smith introduced himself as a relatively new homeowner with interest in participating on the Architectural Review Committee. Julie Oldham made a motion to appoint Chuck to fill an open seat on the Board of Directors until the 2016 annual meeting. Mike McCurdy seconded. Motion carried unanimously.

### **Vice President**

Dane Ernsberger reintroduced his idea from the April 2016 Board meeting of researching website alternatives. Homeowner Matt Brozovich has a background in website building and has offered to assist Dane in this process. Dane asked the Board for \$100.00 to begin his research. Linda Mollard offered to provide \$100.00 from the event/activities budget to meet Dane's request and followed with a motion to approve Dane's request. Marianne Clark seconded. Motion carried unanimously.

### **Treasurer**

#### **Financial Statements**

Justin Young presented the financial report for the period ending April 30, 2016. First Hyland Greens had assets totaling \$317,678.42 in the operating accounts and \$361,315.99 in the reserve accounts as of the end of the period.

#### **FY2015 Audit**

Justin noted that the draft audit report had just been received. He will review it and present it to the rest of the Board of Directors at the June 2016 Board meeting.

### **Activities**

Linda Mollard reported that the garage sale was a success and that everyone had a good time. This was an event that has no cost to the homeowners association. Linda noted that the next activity is the 4<sup>th</sup> of July BBQ and she will need volunteers to help with many portions of this event. She will include a large announcement with detailed information relating to the event and volunteer participation opportunities in the upcoming newsletter.

Linda also noted that she had decided to postpone the dumpster delivery following the garage sale to afford an opportunity to gather additional information and coordinate volunteers to assist with the pick up station.

Lastly, Linda shared that Gloria Fisher had been responsible for cleaning up the planter beds on 101<sup>st</sup> and planting the new flowers for the Community – thank you Gloria!

### **Pools**

9 days, 14 hours until the pools officially open for the 2016 season! Alan Meers reported that the heat exchanger has been replaced at the big pool and due to the weather and low temperatures, the water is heating slowly. Everything should be up and running in time for opening day!

### **Covenants**

Gerry Mooney reported for the Covenants Committee. The volume of applications has been lower than usual, likely due to the cold and rainy spring weather. She stated that she had received a call from a homeowner about the storage of trash containers and thought that the HOA should take more stringent measures to encourage homeowners to keep their containers out of sight except on trash days.

Gerry has been storing the historic copies of the newsletter and asked for a volunteer to store or scan the documents. Matt Brozovich offered to help by scanning all of the newsletters for the Association's historic files. Gerry will work with Matt to complete this project.

### **Projects**

Julie Oldham provided the Board of Directors with an update on the bathroom remodel project at the big pool. She is still hoping to have this work complete before the pool opens on May 28. She also shared that problems with the pool decking project resulted in a cost overrun of \$2,750.00 due to the lack of footer support under the original deck.

### **Greenbelts**

Bill West stated that the split rail fence project is in process and has been delayed slightly due to issues with the contractor's insurance documentation. The Greenbelt Committee is working with Summit Services to provide some remedial drainage work east of Wolff Street. John Van Royen and Bob Belden have been working on a rock project and have performed some extensive pruning around the property.

### **Adjournment**

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

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Julie Oldham  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors