

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

June 21, 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, Greenbelts Committee: Dean Gutmueller, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Marianne Clark, Andrea Clem, and Mark Mischke, Bill West were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of May 17, 2016 Summary Minutes

Julie Oldham made a motion to approve the minutes of the May 17, 2016 Board meeting with one correction. Gerry Mooney seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present- 5 minute presentations

Homeowner Candis Chain was present to discuss her concerns about a camper and the possibility that a home in Hyland Greens is being used as a business inconsistent with the covenants and the neighborhood.

Homeowner Isaac Luces was present and distributed information regarding raising chickens. Isaac is very interested in a covenant amendment that may afford Hyland Greens homeowners this opportunity.

Homeowner Chris Rosauer was present to appeal an architectural review committee decision.

Homeowner John Van Royen was present to discuss homeowner dumping debris in the community and several Greenbelt volunteer projects.

President

Ratification of Electronic Voting

“To permit extended family to participate in swimming lessons provided at the pool”. Motion and second. Passed 11-0-2 with two abstentions.

The Board of Directors went on to discuss liability issues relating to the pools and that a “Release of Liability Waiver” be prepared and then utilized for anyone seeking swim lessons at one of the First Hyland Greens pools. Mike McCurdy made a motion authorizing the Association’s attorney to draft such a waiver and review the two pool contracts to insure that the proper verbiage with regard to liability is included. Chuck Smith seconded. Motion carried unanimously.

Homeowner Reporting

Mike McCurdy reiterated his request that Board members encourage homeowners with concerns to contact HAVEN so that all complaints can be documented and tracked? There have been situations where a complaint has been lost or delayed when a Board member becomes the “messenger”, which only amplifies the problem from a homeowner perspective.

Homeowner Dumping

Mike brought up the topic of those homeowners who are dumping yard debris onto the Association’s property and then expecting that the Association or landscape contractor will assume responsibility and the cost of disposal. Dumping onto HOA property is not permitted, and the Board agreed that homeowners caught engaging in this activity should be prosecuted to the full extent available. John Van Royen offered to purchase signage to this effect and write a newsletter article for inclusion in the next edition. Mike thanked John and authorized the purchase of 4 signs.

Trash Services

Shanna Massier provided a brief update on the trash services. Participation for the second six months of service is close to 275 and final counts will be available shortly. American Disposal has been working to distribute new containers to those new participants who have requested.

Tree Planting and Memorials

The newly planted tree and memorial on 101st Circle were discussed. Neither Bill West nor Shanna Massier have been able to reach the homeowner who is believed to have planted the tree and therefore Mike asked Shanna to prepare a letter and send.

The Board also discussed adopting a policy for Memorials in the Community. John Van Royen stated that the current Covenants do not allow for homeowners to plant or place any item (even temporarily) on the Association's Common Area without Homeowners Association approval. The Board of Directors agreed to maintain this stance moving forward until a time where they could consider the options for tree donations and/or memorials.

Holtzclaw Property

Gerry Mooney raised questions about the condition of the property on the west side of Sheridan and asked if HAVEN could prepare a letter to be sent to the City concerning liability, and the general eye sore that this property has become. Shanna Massier will prepare a letter.

Open Forum Items

As a follow up to the homeowner items discussed under Open Forum, Mike McCurdy requested the following:

- 1) Shanna to follow up on camper concerns and research issues relating to home business matters. Both to be included on July 2016 Board meeting agenda.
- 2) Electronic copies of ACC application and blueprints to be forwarded to all Board members for review. Board members should review documents, site and come prepared to July Board meeting to vote.
- 3) Possible covenant amendment documentation to be distributed to all Board members for review and held by covenants committee for rewrite consideration.
- 4) HAVEN to facilitate (if necessary) the purchase of four "No Dumping" signs to be installed by Greenbelt Committee Volunteers.

Treasurer

Financial Statements

Justin Young provided a report on the financial statements for the period ending May 31, 2016. First Hyland Greens has assets totaling \$208,227.39 in the operating accounts and \$457,561.14 in the reserve accounts. The \$100,000 transfer from the operating to the reserve account was completed in May 2016.

FY2015 Audit

The FY2015 audit draft was presented and reported. With no questions raised, Justin made a motion to approve the draft for finalization. Allan seconded. Motion carried unanimously.

FY2017 Budget Meeting

The budget meeting was scheduled for Monday, August 1, 2016 beginning at 6:00 PM. Pending availability, this meeting will be held at Hyland Hills Golf Clubhouse.

Activities

4th of July Volunteers

Linda Mollard solicited a request for volunteers to help with the 4th of July Parade and BBQ. She asked for Board members to provide coolers for ice, assistance purchasing products for the event and help with cleaning up the BBQ grill on Sunday. Several Board members and homeowners present offered to assist.

Security for Pool Storage Room

Linda brought up the subject of security in the pool storage room and some frustration for HOA items not having been returned to storage after use. The Board agreed to revisit security requirements when the pool fence project resumes and after the pool closes.

National Night Out

Scheduled for August 2, 2016, Linda expressed her enthusiasm for this event. Both the police and fire departments are slated to make an appearance during the event and Linda has several fun activities including a scavenger hunt planned.

Dumpster Services

The dumpster service was well received and many homeowners participated. Three full dumpsters were filled with debris and hauled away.

Pools

Pool Opening

Allan Meers reported that the cooler weather created a softer opening this year than in previous years, however the pools are now running at full capacity.

Happy Birthday Small Pool

Allan provided a bit of history in acknowledging that the small pool was built in 1976 and is now 40 years old!

Closing Options

Allan presented several options for closing the big pool and scheduling the 4th annual dog paddle. After discussion, Allan made a motion to extend the pool schedule at the big pool one week and hold the dog paddle on the last day – September 11, 2016. Linda Mollard seconded. Motion carried 10-1.

Projects

Julie Oldham provided a Project Report and indicated that the big pool restroom remodel is close to being complete. She will soon begin considering projects for FY2017 and encouraged Board members to forward their ideas for projects to her in anticipation of the upcoming budget meeting.

Greenbelts

Gerry Mooney shared some of the projects that the Greenbelt Committee and volunteers have been involved in including removal of some of the Russian olive trees near the tot lot, assistance with the recent split rail fence project and providing input and sweat equity to position the BBQ on the new big pool deck.

Adjournment

Julie Oldham made a motion to adjourn that meeting at 9:10 PM. Dean Gutmueller seconded. Motion carried unanimously.

Dane Ernsberger
Vice President, First Hyland Greens Association

Date Approved by Board of Directors