

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

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

**Approval of June 21, 2016 Summary Minutes**

Dean Gutmueller made a motion to approve the minutes of the June 21, 2016 Board meeting with one correction. Mark Mischke seconded. Motion carried unanimously.

**Introduction of Homeowners & Invited Guests Present**

Homeowner Tim Madigan was present to address the Board regarding a post light. Tim indicated that he had received verbal authorization many years ago by a previous Board to remove his yard post light and install two carriage lights on his garage. Now he is being asked to restore the post light. Shanna offered to search the historic files for details on this decision and report back to the Board at the August meeting. Dane Ernsberger made a motion to remove the fine assessed to the account. Linda Mollard seconded. Motion carried unanimously.

**President**

Trees on Hyland Greens Place

Mike McCurdy provided an overview of correspondence that has been received indicating that the City of Westminster is responsible for the banks of the Farmers Highline Canal and intends to remove several dead cottonwood trees in November 2016. The Board of Directors briefly discussed other maintenance in the area and agreed to table further discussion until the cleanup and tree removal had been performed by the City. Allan noted that homeowners had historically volunteered time to keep this area tidy, and Shanna noted that the HOA has provided haul-a-way and disposal services when homeowners have engaged in this activity over the last several years.

Mike also distributed a copy of a GIS map from the County records to Board members present and asked that this information be captured in the Association's records for future reference.

Home Based Business

The Board of Directors discussed the legal opinion provided on this issue and agreed to wait and see what response the homeowner provides to the recent correspondence sent.

FHG0408 Camper History

The Board of Directors reviewed the correspondence and covenant history on this property and agreed that no further action was necessary at this time.

Homeowner Proposal to allow Chickens in the Community

A copy of the proposal will be included in the August newsletter and homeowners will be encouraged to provide feedback on the suggestion.

FHG0452 Request to remove fine on account

Shanna distributed a homeowner request to remove a fine that had been assessed to the account. The Board of Directors discussed and Dane was able to confirm that indeed remedy to the covenant matter had been complete. Dean Gutmueller made a motion to waive the fine assessed to the account as Dane had confirmed that the problem had been resolved. Dane Ernsberger seconded. Motion carried unanimously.

## **Vice President**

FHG0071

Mike McCurdy recused himself from discussion. At the June Board meeting Board members were tasked with reviewing the ACC documentation, perform a site visit and be prepared to discuss this matter at the July meeting. After a very thorough discussion of the location, setbacks and project itself, Marianne Clark made a motion to deny the request to allow the garage supporting the original decision of the ACC that stated that the garage was not in harmony with the rest of the neighborhood and that this project could have a negative impact on neighbors in close proximity. Dean seconded. Motion carried 9-0-1.

Update on Marijuana Covenants

Dane Ernsberger stated that there was not update on this topic.

## **Treasurer**

Justin Young was absent. Shanna provided an abbreviated copy of the Reserve Study Budget to Board members to review in advance of the Budget meeting and encouraged members to submit project ideas to Julie Oldham and Shanna as soon as possible. The FY2017 Budget meeting has been scheduled on Monday; August 1, 2016 at Hyland Hills Clubhouse beginning at 6:00 PM.

## **Greenbelts**

Bill West, working in conjunction with Bob Belden, Dean Gutmueller and John Van Royen solicited 7 professional arborist companies to bid on a list of tree problems that has been compiled in 2015 and 2016. A walkthrough for potential bidders was held and three companies submitted proposals. Bill provided a bid summary for the Board of Directors to review and stated that based on thoroughness of bid, insurance coverage qualifications, and ability to meet the specification criteria, he would recommend awarding the contract to Mountain High Tree. Mike McCurdy made a motion to engage MHT for this project. Dean seconded. Motion carried 9-0-1.

## **Activities**

Linda Mollard provided a recap of the 4<sup>th</sup> of July event and indicated that by all accounts, a good time was had by all. 280 hot dogs were consumed, and more snow cones than could be counted. The fire department put on an incredible display, hoisting the ladder 60 feet overhead and rained (literally) water down on the kids playing on the sport court. Allan Meers coordinated the belly flop contest and added two new events, the “cannon ball” competition and “free style dive” competition. Linda went on to thank all of the volunteers that helped make this such a great event.

National Night Out will be on Tuesday, August 2, 2016, which is also Food Truck Night. Representatives from both the police and fire departments should be on hand as their schedules allow, a neighborhood scavenger hunt will be held for teens and a prize drawing will be held.

The last event of the year will be Harvestfest, tentatively scheduled for October 10<sup>th</sup>. More information will be provided in future newsletters as it becomes available.

## **Pools**

Pool status, 4<sup>th</sup> flooding, lights, chairs, LED signage

Allan Meers provided a brief rundown of the activity at the pools so far this summer. Lifeguards have had to perform three rescues already this summer, and Allan reminded everyone to be alert when at the pool. Allan also made several suggestions for improving the pool experience including a summer cover that would save on utility expenses during the pool season, digital thermometers to better control water temperature, an LED light bar to notice homeowners of “open” and “close” schedules and solicited Board members to be on the lookout for pool furniture that is on sale.

Pool Company Indemnification and Waiver s

Based on recommendations by the Association’s insurance agent and attorney, the Board requested a pool company indemnification for the pool services companies and a Release of Liability for residents participating in swim lessons. Having reviewed both documents prepared by the Association’s Attorney, Mike stated that both documents needed work and agreed to table this discussion for a future meeting. Shanna suggested that perhaps the indemnification language could be incorporated into the pool contracts themselves, and that perhaps the contracts should be reviewed.

**Projects**

Julie Oldham was absent so there was no presentation or discussion.

**Adjournment**

Dean Gutmueller made a motion to adjourn the meeting at 8:55 PM. Marianne Clark 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