

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

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

Approval of July 19, 2016 Summary Minutes

Alan Meers made a motion to approve the minutes of the July 19, 2016 meeting correcting “OctoberFest” to state Harvestfest”. Linda Mollard seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present- 5 minute presentations

Homeowner John Van Royen

John provided a proposal that would provide for video security within the community. The Board asked John to please chair a committee of Board members to perform additional research, including speaking with the Westminster Police Department on behalf of the Community. Dane Ernsberger, Alan Meers, and Chuck Smith agreed to work on this project.

Homeowner Candis Chain

Candis was present to discuss several covenant violations within the community.

Homeowner Jim Gilmer

Jim Gilmer was present to ask questions relating to the Board’s procedure as well as several questions relating to the budget process.

Homeowners Devesh Amatya and Sachi Gorkhali were present as new homeowners to observe the meeting.

President

Home Based Adult Long Term Care

The Board of Directors reviewed additional information that had been obtained by the homeowner regarding this concern. After lengthy discussion, it was agreed that HAVEN would request updated documentation from the homeowner as well as input from the Association’s attorney before moving forward with any action.

Homeowner Chicken Proposal-feedback

The Board of Directors discussed the home owner proposal to allow chickens in the neighborhood. Based on the positive and negative homeowner feedback, and because it would require a covenant amendment to allow poultry in the neighborhood and the use of a “outbuilding” or structure to house the chickens, the Board did not believe that there would be sufficient neighborhood support to change the current Covenants and therefore decided not to move forward with a chicken proposal at this time.

Annual Meeting Date

The Board of Directors agreed to schedule the 2016 Annual Meeting on November 14, 2016 at Ciancio’s pending availability. November 7, 2016 would be considered for an alternative date if necessary.

Vice President

FHG0364 Light Post

Dane Ernsberger presented information on the post light located at this property address including a copy of the ODP, reference in the Covenants requiring post lights and photos the reflect when the light post was likely removed. After thorough discussion with a member of the City Planning Department, it was clear that a previous Board or Board member would not have had the authority to allow for the removal of a post light in exchange for carriage lights. As a result, Dane

Ernsberger made a motion asking that the post light be returned to the yard before November 15, 2016. Mark Mischke seconded. HAVEN will draft the correspondence. Motion carried unanimously.

Treasurer

July Financial Statements

Justin Young provided a report on the financial statements for the period ending July 31, 2016. First Hyland Greens has assets totaling \$168,725.56 in the operating accounts and \$469,167.29 in the reserve accounts.

FY2017 Budget

Justin presented the budget as drafted on August 1, 2016. While the budget was initially drafted with a 3% increase, Justin asked for support in a motion to decrease this amount to 2.6%, to allow for an annual assessment of \$792.00 per year or \$198.00 per quarter. Julie Oldham seconded. Motion carried unanimously.

With decisions related to the annual assessment made, Dane Ernsberger made a motion to adopt the FY2017 Operating Budget. Mark Mischke seconded. Motion carried unanimously.

FY2016 Audit Engagement

Justin Young presented an audit engagement for the FY2016 audit. N.F. Foss CPA completed the FY2015 audit and for consistency and because we engaged in competitive bidding for this contract in 2015, Justin made a motion to approve the engagement. Linda Mollard seconded. Motion carried unanimously.

Covenants

Proposed rule revision-recreational vehicles

Mark Mischke provided an overview of the Association's Rules and Regulations as they relate to Recreational Vehicles. While it is clear in the Declaration of Covenants that "no camper or trailer may be parked in the street and the parking of such vehicle off street shall be in a manner reasonably shielding it from the view from the street consistent with the planting and fencing regulations". The Hyland Greens Rules and Regulations recognize that "on occasion, the convenience of residents may require parking of a prohibited vehicle for short period of time and that this may violate either the spirit or the letter of the Covenants". Mike indicated that the City reduced the allowable loading/unloading time for trailers to 24 hours from the 72 hours referenced in the First Hyland Greens Rules book.

After thorough discussion, the Board agreed to follow the process outlined in the rules and regulations when there is a report of a camper or trailer parked in a driveway for more than 24 hours. The Board of Directors also agreed to review the Association's Covenant Enforcement Policy to consider a penalty for "repetitive" violations. HAVEN agreed to work with members of the Covenant Committee to draft this type of policy verbiage.

Activities

Linda Mollard indicated that HarvestFest is the next event to be held on October 10, 2016. Details will be provided in the September newsletter. Several Board members expressed their appreciation to Linda Mollard for her enthusiasm and originality in planning and carrying out the events this year.

Pools

Allan Meers provided the report on the pool and indicated that because school is back in session, First Hyland Greens will be reducing pool hours and lifeguard coverage may be reduced somewhat. There was a small problem with one of the pool pump motors at the big pool, but that is in the process of being remedied.

Adjournment

Dane made a motion to adjourn the meeting at 9:05 PM. Julie Oldham seconded. Motion carried unanimously.

Julie Oldham
Secretary, First Hyland Greens Association

Date Approved by Board of Directors

