

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

January 17, 2017; 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**

President Mike McCurdy called the meeting to order at 7:05 PM. Board members Joe Armstrong, Matt Brozovich, Marianne Clark, Dane Ernsberger, Alan Meers, Mark Mischke, Linda Mollard, Pam Moores, Julie Oldham, David Simmons, Chuck Smith, Monte Thompson Tyler Urruty, and Bill West were present. Shanna Massier represented HAVEN Property Managers & Advisors.

**Introduction of Homeowners & Invited Guests Present**

Mike McCurdy took a moment to introduce guests and new Board members. Each took an opportunity to introduce themselves.

Homeowners Tom Bennett, Gerry Mooney, Rich Osner, Kurt Ronsen, and John Van Royen were present.

**Approval of October 18, 2016 Summary Minutes**

Mike McCurdy made a motion to approve the minutes of the October 18, 2016 Board meeting with two corrections, one to correct a street address, the other to acknowledge that there was never a “second” for a previous electronic vote and therefore, the motion should have died without a vote occurring. Linda Mollard seconded. Motion carried unanimously.

**HAVEN Introduction for new Board members**

Shanna Massier introduced herself to the members present and provided an overview of HAVEN’s organization, and staffing as well as some detail relating to banking, outsourcing and records security and storage.

**HOMEOWNER FORUM**

**FHG0164 Homeowner Appeal of ACC Decision**

Homeowner and new Board member David Simmons presented his reasoning for installing a new roof without architectural review and approval. Several questions were raised to both David and his roofing contractor from Prestige Roofing who was also in attendance for the presentation. After lengthy discussion, a motion was made by Dane Ernsberger to table further discussion and a vote of the Board pending additional information. Julie Oldham seconded. Motion to table carried 14-0 with David recusing himself.

**FHG0218 Homeowner Appeal of ACC Decision**

The homeowner was not in attendance to present his appeal of an ACC decision denying the free standing trash enclosure he had constructed without prior ACC approval. However, several possibilities and ideas were raised to help resolve this issue. Shanna will reach out to the homeowner with these suggestions.

**FHG0033 Homeowner Request to Waive Fine**

The homeowner submitted a written request to waive a fine for a missing front yard post light. Post light was missing for a long period of time and homeowner had failed to replace the light in the timeframe he had requested. After thorough discussion, Mike McCurdy made a motion to deny the request. Linda Mollard seconded. Motion carried 14-1.

**FHG0374 Suggestion to allow for Advertising Discount**

A homeowner submitted a suggestion that the Board consider providing discounts for homeowners who pay in advance for either six months or one year of advertising. After discussion, Mike McCurdy made a motion to provide a 20% discount for both resident and non-resident advertisers who pay in advance one year (11 editions). Dane Ernsberger seconded. Motion carried unanimously.

**FHG0310 City of Westminster Trash Service Proposal**

The homeowner was present to provide information he has been gathering related to the City of Westminster's proposal to manage a trash and recycle service for all homeowners within the City limits. Concerns were raised about the quality of service provided, and increased costs passed along to homeowners. Mike McCurdy agreed to contact the City of Westminster to pose some questions and asked the homeowner if he would be willing to provide updates to the Board regarding this proposal and write an article to be included in the February newsletter.

#### FHG0452 Website Design and Inquiry

Homeowner was present to inquire about the Board's current discussion to provide an alternate website/communication site for First Hyland Greens homeowners. He has been working on his own software design and would like to be included in the Board's discussion.

Mike McCurdy suggested that the Board of Directors formalize the former adhoc committee and asked for volunteers from the Board to participate. Matt offered to chair the committee and Dane volunteered to participate as well. A motion was made by Mike McCurdy to adopt a Technology Committee for the purpose of investigating and developing a web/communication site to be presented to the Board of Directors. Julie Oldham seconded. The Committee will solicit input from Tom and other interested homeowners. Motion carried unanimously.

### **Presidents Report**

#### Budget Ratification Process/Implementation

The Board discussed the new State Legislature imposed on homeowners that were established before July 1992 requiring a budget ratification process beginning in 2018. This process poses a couple of challenges for First Hyland Greens due to their current October 1 – September 30 fiscal year. Mike asked Shanna for her recommendations as to whether or not to impose the process using the current fiscal year or should the HOA consider adopting a new fiscal calendar to better facilitate this new process. After discussion, and initiating a request for members to form a Budget Ratification Implement Committee, Mike McCurdy made a motion to appoint Joe Armstrong Chairperson and Linda Mollard, David Simmons and Tyler Urruty as well as himself members of the Committee. Dane Ernsberger seconded. Motion carried unanimously.

#### Newsletter Coordinator Position

With no volunteers coming forward to fill the open position of Newsletter Coordinator the Board discussed how to proceed with the delivery system. Matt Brozovich and Marianne Clark agreed to help coordinate for the next couple of months while the Board continues to pursue a volunteer. Alternatives to hand delivering the newsletter would be sending copies via USPS, which would carry a considerable cost to the HOA or transitioning to a completely electronic newsletter moving forward. Another solicitation for a volunteer will be included in the February 2017 newsletter.

#### Trash and Recycle Service Contract

Monte Thompson raised questions relating to the coordination of the trash and recycle service and asked whether the HOA could invoice participating homeowners in the future rather than asking homeowners to "opt-in" on an annual basis. Mike McCurdy spoke to the challenges that had been faced by both HAVEN and American Disposal and agreed that the Board would take a closer look at the renewal process in 2017.

#### Historical Vendor Profile

Joe Armstrong presented to the Board of Directors a report focused on vendor profiles. The report includes information relating to the number of vendors the Association has utilized, and expenses categorized by calendar year since July 2012.

#### Pool Fencing Project

This is an old business item carried over from the October 2016 Board Meeting where Board members asked for additional information regarding costs and quotes associated with the fence project. Mike McCurdy indicated that the City has now approved the amended ODP and the building permit is ready. Scheduling of the project is dependent on the contractor and potential weather challenges this spring. More information on costs may be available at the February 2017 Board meeting.

### **Vice President**

#### Proposal to revise Covenant Enforcement Policy

Due to time constraints, this agenda item was again tabled to a future meeting.

## **Treasurer**

### Financial Statements

Due to time constraints, review of the previous months' financial statements was tabled.

## **Election of 2017 Officers**

Mike McCurdy provided a brief overview of the Officer's roles, responsibilities and terms of office.

Treasurer- Dane Ernsberger made a motion to appoint Tyler Urruty as Treasurer. Julie Oldham seconded. Tyler accepted the nomination. Motion carried unanimously.

Secretary- Linda Mollard made a motion to appoint Joe Armstrong as Secretary. Dave Simmons seconded. Joe accepted the nomination. Motion carried unanimously.

Vice President- Tyler Urruty made a motion to appoint Dane Ernsberger as Vice President. Marianne Clark seconded. Dane accepted the nomination. Motion carried unanimously.

President- Alan Meers made a motion to appoint Mike McCurdy as President. Julie Oldham seconded. Mike accepted the nomination. Motion carried unanimously.

## **Determination of Board Terms**

Staggering Board terms has become somewhat inconsistent with the resignation of many Board members over the last fourteen months. The Board agreed to re-set the terms so that 1/3 (5 members) of the Board would term each year. In order to accomplish this goal terms were established for new Board members as follows:

- Julie Oldham's term will expire in 2017
- Matt Brozovich, Mike McCurdy, and Pam Moores terms will expire in 2018;
- Joe Armstrong, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty's terms will expire in 2019.

## **Consideration of Committee Appointments**

The following appointments were made for each Committee:

- Greenbelts- Bill West, Chair. Members- Joe Armstrong and homeowners Bob Belden, Ed Mooney and John Van Royen;
- Activities- Linda Mollard, Chair. Member- Pam Moores;
- Pools- Alan Meers, Chair.
- Projects- Julie Oldham, Chair. Member- Mike McCurdy;
- Technology- Matt Brozovich, Chair. Member- Dane Ernsberger
- ACC- Dane Ernsberger, Chair. Members- Marianne Clark, Mark Mischke, David Simmons, Chuck Smith and homeowner Gerry Mooney.
- Budget Ratification- Joe Armstrong, Chair. Members- Mike McCurdy, Linda Mollard, David Simmons, and Tyler Urruty.

## **Greenbelts**

### Westminster Enhancement Grant Proposal

Bill West provided a quotation for under \$8,000 from Summit Services, our landscape contractor, for planting and improvements to the medians at the 101<sup>st</sup> Ave and Sheridan entrance. This amount is included in the Reserve Fund planning budget for 2017. Bill and his committee are submitting this proposal to the City of Westminster's Neighborhood Enhancement Grant program hoping to obtain a 50% match for the project. Julie Oldham made a motion to approve this request. Linda Mollard seconded. Motion carried unanimously.

## **Adjournment**

Mark Mischke made a motion to adjourn that meeting at 9:15 PM. Julie Oldham seconded. Motion carried unanimously.