

First Hyland Greens Association

Board of Directors Meeting

November 14, 2016- 7:00 PM to 9:00 PM

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80021

MEETING MINUTES – Summary Draft

The meeting was called to order by President Mike McCurdy at 7:15 PM.

Shanna Massier of HAVEN Property Managers & Advisors confirmed that a quorum or homeowners was present either in person or by proxy. The quorum included:

Homeowners present/signed in (one address): 68
Homeowners represented by proxy (one address): 39
Total homeowners represented: 107 of 491 (22%)

Directors Present: President, Mike McCurdy; Vice President, Dane Ernsberger; Treasurer, Justin Young; Architectural & Covenants Committee (ACC): Marianne Clark, Mark Mischke, Gerry Mooney and Chuck Smith; Pools Committee: Alan Meers; Greenbelts Committee: Bill West; Activities Committee: Linda Mollard.

Directors Absent: Secretary, Julie Oldham, Greenbelts Committee: Dean Gutmueller.

Approval of 2015 Annual Meeting Minutes: After an opportunity for homeowners present to review the minutes of the 2015 Annual Meeting, Mike McCurdy made a motion to approve the minutes as submitted. Justin Young seconded. Motion carried unanimously.

New Business

Introduction of Board Members and Management Company

President Mike McCurdy asked each member of the Board of Directors to introduce themselves and provide a brief description of their role and responsibilities as Board members it was noted that Andrea Clem had tendered her resignation from the Board of Directors. Mike also introduced representatives of HAVEN Property Managers & Advisors, Beverly Coghlan, Shanna Massier and Jacki Rivera.

Treasurers Report

Presentation of FY2017 Budget

Justin Young provided an overview of the Association's budgeting process starting with the budget prep meeting that was held in August. At this meeting, members of the Committee's present proposals for upcoming year projects, some projects that already reflected in the Association's maintenance reserve plan. Cost estimates are also discussed and the reserve budget is adjusted based on Committee input regarding useful life of various components. A concentrated effort is placed on the operating budget based on contract renewals, historical data, proposed and anticipated increases and input provided by both Board members and homeowners present. No budget or project is approved at the Budget planning meeting.

Justin then presented the FY2017 operating budget and went through each of the line items to provide examples of revenue and operating expenses that would be included in each category.

When discussing the Reserve Project List that was included in the November newsletter and the Annual Meeting handout, Justin made it clear that the only project that had been approved by the Board of Directors was the pool fencing at the big pool.

Committee Chair Reports

Each of the Committee Chairpersons provided an overview of their accomplishments for FY2016 and their plans for FY2017.

Activities-Linda Mollard stated that all of the events were well attended and that overall it had been a good year. The Easter Egg hunt was successful, with over 1500 eggs being stuffed and "hunted" this year. There was a high turnout at the 4th of July BBQ and many compliments were received regarding National Night Out, the Food Trucks and HarvestFest. Consideration is being made for holding two garage sales in 2017, staging another dumpster pickup for those homeowners who participate in the community trash service and bringing back some type of adult-only summer event.

Linda also expressed appreciation to all of the volunteers who helped organize and facilitate the activities this last year as well as the newsletter team, led by Sheri Mischke who distribute the newsletters each month. Sheri Mischke and Courtney Mollard were recognized for their work as a Welcome Committee, delivering welcome baskets to new members of the Community.

Minutes continued

Covenants/Architectural Control-Dane Ernsberger provided an overview of the responsibility of homeowners with regard to architectural review as well as the committee's role and review process. This year the Committee reviewed 78 applications for roof and window replacement, landscaping, house painting, solar panel installations and many others. Members of the Covenant Committee have also been monitoring the operation of front yard post lights and placing postcards on lights that are not working. This process has dramatically increased the number of operational post lights – important as Hyland Greens does not have neighborhood street lights.

Greenbelts- Bill West provided a report on the activities on the Greenbelts and gave a special “thank you” to Bob Belden, Ed Mooney and John Van Royen, the Greenbelt volunteers. The men have been instrumental in completing several projects in the community this year. These included the installation of “No Dumping” signs, clearing and hauling debris, minor pruning projects, and repairing the drainage channel along Sheridan.

Some of the larger Greenbelt projects have included cleaning up the traffic island on Hyland Greens Place, removing the evergreens, and adding additional cobblestone and some large rock boulders. Several sections of split rail fence were repair or replaced. Some significant tree pruning was performed this year and a few trees were removed. The exterior/perimeter fence was repaired and the completely restrained. Looking toward the spring of 2017 Bill and his Committee will be considering brick fence column repairs, a tree inventory and landscaping repairs.

Pools- Alan Meers reported on the pools and 2016 pool season. The small pool, built in 1976 celebrated 40 years of service to the community this year. The big pool, built in 1978 has served the community well. Several of the projects in the pool areas that were complete this year were a heat exchanger replacement for the big pool, some minor resurfacing of the plaster, USB outlets are slowly replacing the old electric outlets, the joint between the concrete decks and the coping stones were recaulked to prevent water from getting behind the tiles and under the concrete. Alan led a campaign to facilitate swim lessons at the HOA pools for family members of homeowners.

Projects- Mike McCurdy reported on some of the projects that have been completed. These include the grinding of sidewalks that have moved to reduce trip hazards, the stairs near the tot lot were repaired and

Election of New Members for the Board of Directors

Mike McCurdy opened the election process by asking for nominations from the floor. The following homeowners were nominated and named candidates for the election: Joe Armstrong, Matt Brozovich, Larry Farlow, Mike McCurdy, Pam Moores, Julie Oldham, Don Russell, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty.

Each candidate was given an opportunity to introduce themselves and provide a brief synopsis of their history in the community and why they would like to serve on the Board.

Homeowners Candis Chain, Kristina Kern and Michelle Morelli offered to serve as a volunteer counting committee.

After tabulating the ballots cast, the following homeowners were elected to the Board of Directors: Joe Armstrong, Matt Brozovich, Mike McCurdy, Pam Moores, Julie Oldham, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty.

Mike thanked all of the candidates for their participation and congratulated the new Board members.

Open Forum

Mike McCurdy opened the meeting to questions and discussion. A recent consideration in the community is utilizing a ‘budget ratification process’ which would allow for additional homeowner participation in the budgeting process. Mike asked for input and feedback on this process. Linda Mollard noted that State Statute will require budget ratification for all homeowner’s association beginning in July 2018, so the most important task for Hyland Greens Board will be deciding how best to implement and introduce the process.

Homeowners raised questions about State law that impacts homeowner’s associations and asked if members of the Board monitored this type of legislation. Other questions included the funding of the reserve account, how the funds are invested

With no further questions, Dane Ernsberger made a motion to adjourn the meeting at 9:20 PM. Don Russell seconded. Motion carried unanimously.

TBD

Secretary, First Hyland Greens Association

Date Approved by Homeowners Association