

First Hyland Greens Association

Board of Directors Meeting

October 17, 2017; 7:00 – 9:00 pm

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

MEETING MINUTES – DRAFT

Call Meeting to Order with a Quorum of Directors

Secretary Joe Armstrong called the meeting to order at 7:04 PM. Board members Dane Ernsberger, Tyler Urruty, Allan Meers, Bill West, Linda Mollard, Pam Moores, Matt Brozovich and Chuck Smith were present. Board members Mike McCurdy, Julie Oldham, Mark Mischke and Monte Thompson were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of September 19, 2017 Summary Minutes

Linda Mollard made a motion to approve the minutes of the September 17, 2017 Board meeting as submitted. Pam Moores seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Richard Osner, John Anthony, Renee Teague, Shirley Lee and Robert Johnson were in attendance as owners.

John Anthony advised that 10170 Vrain Ct is an eyesore due to the building materials, dead plants and exposed foundation and would like to know why the property has not been finished.

Robert Johnson, the owner of 10170 Vrain Ct, stated that he has been trying to obtain approval for numerous items for over a year. Robert explained what has transpired, discussion between Robert and the Board ensued and questions were answered. Dane advised the owner that the ACC had the remaining information necessary and he would relay the information to the remaining ACC members so a decision could be made and the case closed.

Renee Teague, owner of 4998 W 103rd Circle, advised that she has a large tree that is causing damage to the common area sidewalk and inquired with the Board as to how to repair the situation and any recommendations they may have. Bill West will check the property.

Shirley Lee, owner of 4871 W 98th Avenue, advised that her home is for sale and she may be required to replace the roof. Shirley inquired as to whether there were pre-approved shingles through the ACC, which there are. Matt provided her with the information necessary in order to choose a pre-approved shingle and submission paperwork.

Secretary

Review Tennis Court Options

Joe Armstrong presented four different options to resurface the tennis court at the small pool, ranging from \$10,000 – over \$100,000. The vendors had not provided firm proposals, but provided a range of pricing for repairs. Robert Johnson advised that the higher end option would still create surface problems.

Pools

Pool Closing and Winterizing

Allan Meers gave a brief update regarding the pools being winterized, in which they are almost complete. Allan also advised that the pool vendor recommends the heater being replaced at the small pool and replacement of pumps with more efficiency.

Activities

Chili Cookoff

Linda advised that the event was a huge success with 20 chili entries and over 145 adults.

Communication & Technology

Key Card Quotes

Matt Brozovich advised that bids are still being obtained. Linda recommended revising the rules for the pool and adding rules for the use of the cards or fobs.

Digital Newsletter

Matt provided an update stating that he is continuing to work on ways to get homeowners to sign up for the digital newsletter.

Vice President

Trash Service Committee & RFP

Dane Ernsberger recommended the Board draft an RFP for the trash service contract expiring fall of 2018. A motion was made by Joe and seconded by Pam to begin the RFP draft. Pam and Matt will work together to draft the proposal, but will also speak with American Disposal. The motion carried unanimously.

Management Company Committee & RFP

Dane also recommended the Board draft an RFP for the management contract expiring fall of 2018. Following the election, the Board and its new members will discuss the items for the proposal in order to start drafting.

The Board expressed concern and dissatisfaction over how management handled the trash renewal process for the 2017-2018 year. The Board instructed management to send a bill to all owners that are currently signed up for the trash service for the 2017-2018 year.

ACC

Management of ACC Members Alterations

Dane drafted and distributed a Code of Conduct for review as well as suggested modifications to the Covenants. A motion was made by Linda and seconded by Pam to create a committee to draft suggestions to the Covenants. The changes will need to be drafted and submitted by February 1, 2018 in order to send to the attorney to implement the changes. The motion carried unanimously.

Possible Escalated ACC Request

This item was discussed as part of the homeowner forum.

Treasurer

September 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending September 30, 2017. First Hyland Greens has assets totaling \$122,006.26 in the operating accounts and \$589,728.84 in the reserve accounts.

Greenbelts

Column Caps

Bill West advised that the column cap replacement is completed. He also advised that Summit has finished the entrance project. Bill is waiting on Summit's invoice in order to submit documentation to the City for reimbursement as part of the grant program. Lastly, he advised that the sidewalk shaving has been completed.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:06 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors