

First Hyland Greens Association
Annual Meeting of Members
November 7, 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 Members and Proxies

President Mike McCurdy called the meeting to order at 7:08 PM. Board members Dane Ernsberger, Joe Armstrong, Tyler Urruty, Allen Meers, Linda Mollard, Chuck Smith, Pam Moore, Monte Thompson, Mark Mishke and Matt Brozovich were present. Board members Julie Oldham and Bill West were absent. Jenny Singleton represented HAVEN Community Managers.

HAVEN Community Managers verified a quorum was present with 36 homeowners present and 32 represented by proxy for a total of 68 (14%).

Approval of the Minutes of the November 14, 2016 Annual Meeting

A motion was made and seconded to approve the minutes from the November 14, 2016 annual meeting minutes as presented. The motion carried unanimously.

Introduction of Board Members and Management Company

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. Jennifer Singleton introduced herself as the representative from Haven Community Management.

2017 Accomplishments

Allan Meers provided the following items regarding the pools:

- Small pool built in 1976. The pool operator has recommended boiler replacement. The funds for the replacement are in the reserve account and will be handled when necessary.
- There were five lifeguard reports of swimmer assistance during the summer.
- Allan provided answers about adult swimming and lifeguard breaks.

Joe Armstrong provided the following information:

- Reports of Actions are taken by the Board, prepared monthly and posted in the newsletter and on the website.
- Policy changes are being made geared to improving meeting effectiveness including time limits for each person and better use of motions.

Joe Armstrong provided the following items regarding the Greenbelt Committee on behalf of Bill West:

- Recognition of the following Greenbelt Volunteers:
 - (1) Gloria Fisher and Barb Szemack for the flower gardens and the entrance.
 - (2) John Van Royen, Bob Belden and Ed Mooney for countless hours maintaining vegetation, sidewalks, fences and other projects.
- The Association received a grant from the City to assist with costs of improving the entrance and medians at 101st and Sheridan. 51 perennials and 7 trees were planted and new circular flowerbed and expanded irrigation were added.
- Caps were added to the brick columns on the perimeter fence. These prevent moisture deterioration and enhance aesthetics.
- Several perimeter fence posts were replaced and two leaning columns were straightened.
- Sever sidewalk locations were shaved to eliminate trip hazards.
- Worked with the City to replace Wolfe Street entrance to the park during City curb replacement project.
- Rock beds at both pools were completed restored.

Linda Mollard provided the following items regarding Activities:

- The Welcome Committee was recognized – Sheri Mischke and Courtney Mollard.
- The volunteers who distribute the newsletter were recognized – Matt Brozovich, Maryanne Clark, Sheri Mischke and numerous others.
- The garage sale and roll offs were discussed.
- Linda advised that the Easter Egg Hunt, 4th of July, Luau and Beans and Booze were successful events. You've Been Jingled and Luminaries will be held on Christmas Eve.

Matt Brozovich provided the following information regarding technology:

- The website of www.hylandgreens.org was discussed.
- There is an opt in for a digital newsletter instead of a paper one.
- Key card quotes continue to be obtained for the pool entrances.

Dane Ernsberger provided the following information regarding ACC:

- ACC forms are available through the Association website and should be submitted to Haven for the ACC to review.

Bylaw Amendment

The amendment to modify the bylaws to allow for budget ratification was presented to the ownership. John Van Royen made a motion to adopt the amendment as presented. Dick Borchers seconded the motion and the motion carried unanimously.

Treasurer

2018 Budget

Tyler Urruty presented the approved 2018 budget to the membership and explained each line item. Tyler also explained the process and timeline for drafting the budget before approving. He explained that in August, vendors will provide any contract renewal increases, historical data is provided and board members and homeowners will provide input for increases for specific items for the upcoming year. Following the August meeting, a draft is provided to the Board for approval at the September meeting, which is then distributed to the homeowners for review prior to the annual meeting. A motion was made, seconded and unanimously made to ratify the budget as submitted.

2017 Bridge Budget

Tyler Urruty presented the approved 2017 bridge budget to the membership and explained each line item. Tyler explained the purpose of the bridge budget to be to cover the period of October – December, as the Association has changed its fiscal year to be a calendar year beginning in 2018. A motion was made, seconded and unanimously made to ratify the budget as submitted.

2018 Reserve Project List

Tyler presented a list of items that are scheduled for 2018, which were color coded to reflect items scheduled as contingent, planned and normal maintenance. Tyler advised the owners that the prices listed are estimates and are subject to increase or decrease. Reserve projects that were presented will only move forward if approved during a monthly Board of Directors meeting.

Election of Directors

Mike McCurdy recognized the board members whose terms expired: Mark Mischke, Dane Ernsberger, Julie Oldham and Allen Meers. With these members terms expiring, there are 9 members who will remain on the Board through 2018. The Bylaws require that there be not less than 9 members, nor more than 15.

Mike McCurdy resigned from his position on the Board of Directors due to work commitments effective December 5, 2017.

Allan Meers volunteered to run again for re-election. Nominations were called from the floor, in which Kevin Murphy, Heather LaPuma, Jim Gilmer and Courtney Mollard indicated their interest. John Van Royen motioned that nominations be closed. The motion was seconded and passed. As the number of nominations did not exceed the maximum requirements in the Bylaws, a motion was made, seconded and unanimously passed to vote the nominees via acclamation.

Open Forum

The following items were discussed:

- Obtaining pool keys
- Smoking/Vaping at the pool
- Dumpster Days
- Committee for Tot Lot
- Comments that the pools are well maintained.
- Joe advised the owners of tennis court options for resurfacing and asked about interest in pickleball. Any comments should be sent to him directly.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:03 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors