

First Hyland Greens Association

Board of Directors Meeting

February 22, 2018; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80031

MEETING MINUTES - DRAFT

Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:10 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Allen Meers, Bill West, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Board members Monte Thompson, Chuck Smith and Courtney Mollard were absent. Pam Moores arrived late. Jenny Singleton represented HAVEN Community Managers.

Approval of January 16, 2018 Summary Minutes

Jim Gilmer made a motion to approve the minutes of the January 16, 2018 Board meeting as submitted. Matt Brozovich seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

John Van Royen was in attendance as an owner.

Treasurer

December 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending December 31, 2017. First Hyland Greens has assets totaling \$169,972.49 in the operating accounts and \$608,456.71 in the reserve accounts.

2017 Financial Audit Engagement Letter

Tyler Urruty advised the Board that the original proposal received did not include the bridge period. A motion was made by Tyler Urruty and seconded by Jim Gilmer to approve using Nancy Foss, CPA to conduct the FY2017 and bridge period audit and taxes for a total of \$3,000. The motion carried unanimously.

Management

February Management Update

The Board reviewed the Management update as prepared by Jenny Singleton. The Board reviewed the following items: violations, homeowner correspondence, Haven updates, Legislative updates and ACC items. The Board advised Management to contact the Association's attorney's managing partner to achieve a response and Joe asked Management for details regarding phone calls and other forms of communication in the next update. It was also asked that Jenny send a violation notice to a property for a wood pile being stored on the property.

Projects

Tennis Court Update

Joe Armstrong advised that Coatings, Inc. has not begun scheduling yet, but should in mid-late April. The anticipated beginning time frame for the work to commence is late June and should take about 2 weeks to complete.

Tot Lot

Pam Moores advised that she and Jim had spoken with different vendors on options for the tot lot.

Electrical at Pools

John Van Royen presented an update in which an increase is needed as at least one conduit has collapsed at the big pool. In addition, concrete work may need to be completed to the deck area to repair. A motion was made by Allan Meers and seconded by Jim Gilmer to approve up to \$51,500. The motion carried unanimously.

Pool Keys

Matt Brozovich gave an update on the keyless entry system for the pools advising that he had items removed from the proposal as they were not needed and asked for opinions regarding using both fobs and cards for the access.

It was discussed that the last time a rekey was completed was in 2007. Matt advised that he would obtain a price from Arapahoe to rekey the pools as part of the access control install.

Community Signs

Linda Mollard advised that a resident has volunteered to repaint the signs.

Exterior Fences

Linda Mollard advised that the perimeter fencing around the community will need to be replaced in 2019, though it is not on the reserve plan until 2020. It was advised that there is currently \$122,000 budgeted for the perimeter repair. The Board will start looking into pricing for replacement of the fence, which will take approximately 2-3 years to complete.

Committee Reports

Activities

The next event is the Easter Egg Hunt, which will be held on 3.31.18.

Communication and Technology

Matt Brozovich provided an update regarding the old Haven site and shutting it down. Haven and Matt will continue to work together regarding shutting the former site down.

Linda advised that newsletter information will now be sent to Heather, with Haven copied.

Heather LaPuma gave a brief presentation on the received responses to the survey sent to the Community. It was also decided to extend the survey deadline from 2-28-18 to 3-15-18.

Pools

Allan Meers gave a brief summary regarding the contracts and pricing from Absolute Pools and Carousel Pools for the upcoming pool season. A motion was made by Jim Gilmer and seconded by Tyler Urruty to approve the contracts totaling \$67,999 as submitted. The motion carried unanimously.

Greenbelts

Bill West advised that we are again applying for a Grant through the City of Westminster for improvements in the community.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 8:57 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors