

## **First Hyland Greens Association**

### **Board of Directors Meeting**

April 17, 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 7:06 PM. Board members Matt Brozovich, Tyler Urruty, Allan Meers, Bill West, Pam Moores, Chuck Smith, Courtney Mollard, Heather LaPuma and Kevin Murphy were present. Board members Joe Armstrong, Monte Thompson and Jim Gilmer were absent. Jenny Singleton represented HAVEN Community Managers.

#### **Approval of March 20, 2018 Summary Minutes**

Allan Meers made a motion to approve the minutes of the March 20, 2018 Board meeting as submitted. Tyler Urruty seconded. Motion carried unanimously.

#### **Introduction of Homeowners & Invited Guests Present**

There were no homeowners present.

#### **Treasurer**

March 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending March 31, 2018. First Hyland Greens has assets totaling \$250,745.06 in the operating accounts and \$617,502.59 in the reserve accounts.

#### **Management**

April 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 reviewed a request asking for a waiver of late fees and collection fees. A motion was made by Matt and seconded by Tyler to deny the request. It was requested that Management research the actual owner of the property as the assessors does not match the information management has on file. Allan abstained. The motion carried.

#### **Projects**

Tennis Court Update

Joe Armstrong was not present and there was no update.

Tot Lot

Pam Moores advised the current recommendation for the tot lot is to rehab the existing equipment and space.

Electrical at Pools

It was advised that trenching has started, with the electricity being turned back on end of April.

#### **Committee Reports**

Activities

Courtney advised that the Easter Egg Hunt went well. The next events will be:

May 1	Food Trucks
June 1&2	Garage Sale
June	Bingo
July 4	Independence Day Celebration
August	Luau – date to be determined after band is secured

### Communication and Technology

Matt Brozovich advised that because the emailed newsletter was such a success, the plan will be to phase out the printed newsletter at the end of the summer.

Matt also provided a list of key items from the survey and areas to address.

### ACC

The Architectural Change Committee presented a Members Code of Conduct for the Board to review. A motion was made by Linda and seconded by Tyler to approve the document as submitted. The motion carried unanimously.

### Greenbelts

Bill West advised that the rock edging is being put in around the big pool.

### Pools

Allan Meers presented 3 different proposals to replace the pool heater at the small pool. After much discussion, it was determined that the pool heater would not be replaced before pool season and will be revisited after the pool closes.

Matt Brozovich presented draft pool access card rules for the new access card system. After some time for discussion, it was advised to make the following changes:

- The first fob will be \$5.
- The first access card will be free.
- The second fob will be \$30.
- The second access card will be \$25.
- Paragraph 5 to charge \$30 for a lost, stolen or damaged access card/fob.
- Paragraph 6(a) to turn access card off after 30 days.
- Paragraph 6(c) to turn access card off after 45 days.

The Board will continue to review the draft policy and advise of any changes.

### **Adjournment**

A motion was made and unanimously passed to adjourn the meeting at 9:30 pm.

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Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors