

First Hyland Greens Association

Board of Directors Meeting

June 19, 2018; 7:00 – 9:00 pm

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

MEETING MINUTES

Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:01 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Allan Meers, Bill West, Pam Moores, Monte Thompson, Chuck Smith, Courtney Mollard, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Beverly Coghlan represented HAVEN Community Managers.

Approval of May 15, 2018 Summary Minutes

A motion was made and seconded to approve the minutes of the May 15, 2018 Board meeting as submitted. The motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowners in attendance were Tracy Fullerton, Kathy Dodaro and other residents. Commander LaChance and Patrol Sergeant Cox were in attendance from the Westminster Police Department. In addition, Public Information Officers Cheri Spottke and Kate Kazell were in attendance.

The PIO's addressed community crime issues – during the summer WPD sees an increase in car prowls and garage burglaries and advised not leaving valuables in cars and keeping garage doors closed. In addition, they talked about community police resources including Smart 911 and Code Red Alerts.

The residents raised issues with the Board that prior complaints about covenant violations at this house made to Haven had not been properly addressed. The Board asked for a list of the complaints and will research prior concerns. The Board stated that they would address covenant violations and work with the homeowners, WPD and City Code Enforcement as appropriate.

One homeowner expressed frustration with the HOA that the issue with this house and crime in the neighborhood had not been discussed in the newsletter. It was pointed out that the Board only became aware of the situation early in the week – after the newsletter was published. She also stated that residences in the area of the 9900 block of Wolfe Street had experience thefts and vandalism as well as speeding traffic and that these issues had been reported to the WPD, but indicated that she had further issues that she will pursue with WPD. On a related note, she complimented the Association on the appearance of the pools and the condition of the water.

The residents complimented the Association on the appearance of the pools and condition of the water. Moira Luebbert, a lifeguard at the small pool and homeowner, recognized the work of volunteers John Van Royen and Bob Belden. The homeowner noted the numerous hours they spend on landscaping, maintenance, area cleanup projects and the cost savings they have accomplished for the Association. Lastly, she recognized Allan Meers for his dedication and attention to keeping the pools in excellent condition.

Treasurer

May 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending May 31, 2018. First Hyland Greens has assets totaling \$274,596.97 in the operating accounts and \$637,048.57 in the reserve accounts.

Reserve Study

Tyler discussed and outlined the reserve study proposals that he received and reviewed for a full study to be conducted. A motion was made by Tyler and seconded by Allan to hire Global Solution Partners for a full reserve study for \$2400. The motion carried unanimously.

Budget Meeting Date

A motion was made and seconded to schedule the annual budget meeting for Wednesday, August 15, 2018. The motion carried unanimously.

Joe reported that he would request insurance proposals be provided by the end of July in preparation for the meeting.

Management

June Management Update

The Board reviewed the Management update as prepared by Jenny Singleton. The Board reviewed the following items: violations, homeowner correspondence, Haven updates and ACC items.

Monte noted that an ACC request was missing from the list of ACC items and would work with the homeowner and Jenny to rectify.

A motion was made and seconded to approve the request for a waiver of a late fee for a homeowner on Zenobia Court. The motion carried unanimously.

Projects

Tennis Court Update

Joe Armstrong reported that work started on the courts on Tuesday, June 19, 2018. Resurfacing is expected to be completed within two weeks.

Electrical at Pools

It was advised that the electrical work at the pools has been completed.

Perimeter Fence

The Board discussed the upcoming perimeter fence replacement that is currently scheduled to begin in 2019. Before proposals are solicited, the Board will be asking the City to conduct a noise study along Sheridan.

Tot Lot

Pam advised that the Committee is working with a playground contractor and obtaining information on cushioning material options.

Committee Reports

Activities

Courtney gave a brief update regarding the 4th of July Celebration. She also advised that the luau is scheduled for August 18 at the big pool, with entertainment being provided by So What Brothers Band. The Beans and Booze is scheduled for September 29.

Communication and Technology

Linda provided an update that 370 access cards for the pool have been issued.

Matt advised that they are now up to almost 500 emails, which will help when the newsletter goes electronic for distribution.

Pools

Allan advised that the pools opened on time. There have been four instances of pool hopping, with one causing some damage to the gate at the small pool.

Allan requested that residents refrain from advising the guards what to do and that the guards take their direction from the Committee for the Association as well as from their employers.

The Board discussed the pool rules currently in place and advised they would be reviewed again before next season.

Greenbelts

Bill advised that Cable Com, a subcontractor for Xfinity, has caused some damage. A bill has been sent to the company for the repairs necessary. Haven recommended that the City be contacted as permits should have been pulled for the work.

Management Contract

The Board asked Haven to leave the meeting to discuss the management contract. The contract with Haven expires on September 30, 2018. Numerous companies have been asked to provide proposals, including Haven. A committee has been formed consisting of board members and residents to review the proposals and provide a recommendation to the Board, for a decision to be reached at the August Board Meeting.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:20 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors