

## **First Hyland Greens Association**

### **Board of Directors Meeting**

August 21, 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 7:02 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. Jenny Singleton represented HAVEN Community Managers.

#### **Approval of July 17, 2018 Summary Minutes**

A motion was made by Jim Gilmer and seconded by Tyler Urruty to approve the minutes of the July 17, 2018 Board meeting with one correction. The motion carried unanimously.

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

Homeowners in attendance were Ken Larson, Kathy Humphrey, John Van Royen and David Grisanti.

Ken and Kathy advised they are new owners and inquired what further steps the Association could take regarding the problem house on their street. The Board advised that the house is a priority with covenant violations and the Board is acting in accordance with their Covenants and Rules and Regulations. It was also advised to keep the communication going with the police department on a timely basis and to continue to speak with other neighbors regarding the situation.

#### **Treasurer**

##### June 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending June 30, 2018. First Hyland Greens has assets totaling \$235,713.76 in the operating accounts and \$605,045.01 in the reserve accounts.

##### July 2018 Financials

Tyler Urruty presented the financial statements for the period ending July 31, 2018. First Hyland Greens has assets totaling \$224,767.42 in the operating accounts and \$579,481.56 in the reserve accounts.

##### 2019 Draft Budget

This item was not discussed.

##### Audit

Tyler summarized the results of the audit for fiscal year 2017 and the bridge period. It was recommended that \$3750 be transferred from operating to reserves, which has already been completed. The other recommendation was to change the accounting method from modified cash to accrual. It was determined that the Association will stay with their modified cash method.

A motion was made by Tyler and seconded by Pam to approve the audit as submitted. The motion carried unanimously.

#### **Secretary**

##### Calendar Update

Joe Armstrong presented a list of important dates for the Board to review and provide any input.

A motion was made by Joe and seconded by Pam to approve having two budget meetings, beginning 2019. The motion carried unanimously.

#### **Management**

##### August 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.

A motion was made and seconded to approve the request for waiver of a fine for a dead tree. The motion passed.

## **Projects**

### Perimeter Fence

John advised that he should have more information on this ready for the September meeting.

### Tot Lot

Pam commended Bob Belden for his work on the tot lot. A sand table has been installed, with astro turf to follow for Bocce ball.

### Electrical

John Van Royen provided a final report, closing out the electrical work at the pools. The Board recognized John for his work managing this project.

### Concrete

John provided revised estimates for concrete work that was previously scheduled for this fall. John is moving forward with lining up contractors for the project.

## **Committee Reports**

### Activities

Courtney reported that the Luau was successful with positive feedback about the event and band. She also advised that entries for the Beans and Booze event are being accepted, with additional details in the September newsletter. Lastly, the jingle bags will be done at Christmas in order to use the remaining supplies.

### Communication and Technology

Matt advised that he has approximately 480 email addresses for residents, with over half of these downloading the newsletter online.

### Pools

Allan provided an update regarding the back to school schedules for the pools. It was reported that the small pool will close on September 3<sup>rd</sup>, with the large pool closing on September 9<sup>th</sup> following the dog swim.

### Greenbelts

Bill provided pricing for removal of several cottonwood trees ranging from \$18,595 to \$55,300. A motion was made by Bill and seconded by Joe to proceed with ArborTec to complete the work, as the lowest bidder. The motion carried unanimously.

## **Management Contract**

The Board asked Jenny to leave so the Board could discuss and decide on a new Management Company.

Linda provided a summary of the process that occurred to review management companies, which consisted of soliciting eight companies for proposals and driving the community. Four of the eight companies were asked back for additional interviews. Following the interviews, the Committee of four homeowners and four board members narrowed the decision down to two companies; MSI and LCM.

A motion was made and seconded to proceed with MSI beginning October 1, 2018. The motion passed with 7 votes.

## **Adjournment**

A motion was made and unanimously passed to adjourn the meeting at 9:10 pm.

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Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors