

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

APRIL 16, 2019

SUBJECT TO BOARD APPROVAL

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Board members in attendance were Linda Mollard, Courtney Mollard, Matt Brozovich, Tyler Urruty, Kevin Murphy, James Gilmer, Allan Meers, Charles Smith, Pamela Moores, Heather LaPuma, Valerie Westmark, Kathleen Dodaro, and Joe Armstrong. In attendance from MSI, LLC was Lewis Moses.

OPEN FORUM

Homeowners in attendance were Candis Chain, Chris Traynor, Ralph Vera, and John Van Royen. Candis and Ralph recently attended a City Planning neighborhood meeting and gave a brief update regarding the City projects. Candis voiced her opinion against black rails on a deck that is in view of her home.

Holland (fine reversal) - It was moved and seconded to reverse the \$50.00 fine for a trash violation. The motion passed unanimously.

Carter (late fee reversal) – It was moved and seconded to reverse the late fee at this home. The motion failed with three (3) For, nine (9) Against, and one (1) abstention.

Rainwater III (fire at home) – Code enforcement is aware of this home and the owner is making efforts to repair.

APPROVAL OF PREVIOUS MINUTES

It was moved and seconded to approve the minutes from the March 19, 2019 meeting as presented. The motion failed.

It was moved and seconded to approve the minutes from the March 19, 2019 meeting with the following changes:

- The spelling of “Candis” was corrected from “Candice” in one location
- The pool hours were corrected

The motion passed unanimously.

SECRETARY’S REPORT

Expenditure Policy: It was moved and seconded to approve the policy with the following changes:

- The pre-approved expenditure limits of the Board is now set at \$1,000.00.
- The Activities Committee is added to the “Exceptions” list.

The motion passed unanimously and will be placed on the HOA website for owner comment.

TREASURER’S REPORT

Financials – Tyler reviewed the March 2018 financial report.

CPA – It was moved and seconded to award James Moore & Associates the contract to perform the 2018 audit. The motion passed unanimously.

FDIC Limits – Tyler reported that he is looking into investment options to place the Association's funds as the current accounts are over the limit for FDIC protection.

MANAGER'S UPDATE

Covenant Violations – The manager informed the Board that he drove the neighborhood with Jim to learn the thresholds of the common violations (e.g. trash cans). The manager also updated the Board on the violation log and noted that there were less than ten (10) violations at this time.

Smartwebs – The manager has begun to use Smartwebs for architectural requests and has sent one to the committee to test.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Design Guidelines – Jim, the committee chairperson, proposed that the Board consider changing the guidelines to modernize them. He then passed out an example of a section of the guidelines that he would like to change. The Board will look at the guidelines and review changes at the next meeting.

New Committee Member – It was moved and seconded to appoint Chris Traynor to the Architectural Control Committee. The motion passed unanimously.

GREENBELT REPORT

Engineering (Retaining Wall) – It was moved and seconded to approve the proposal from Landmark Engineering in the amount of \$4,425.00 to review the 104th Avenue retaining wall and provide recommendations. The motion passed with a majority vote. There was one (1) abstention.

Engineering (Tributary Channel) – It was moved and seconded to approve the proposal from Landmark Engineering in the amount of \$12,000.00 to a design tributary channel drainage topographical map. The motion passed with a majority vote. There was one (1) abstention.

Tree Grant – It was moved and seconded to approve the proposal from LMI Landscape in the amount of \$6,500.00 (includes contingency) to plant new trees. The motion passed unanimously.

LMI Landscape – The committee met with Carla from LMI. Carla asked that LMI be notified of events so that plan their service around them. LMI now has their own key to access service locations.

Pool Pavement – This item will be discussed at a future meeting.

Welding – A metal-cut machine sign was presented by Kathleen to go at the small pool. The Board approved the sign project to continue for one to go at the big pool.

Small Pool Electrical Work – It was moved and seconded to approve the electrical project with AJI Irrigation and Electricall at the small pool, not to exceed \$11,246.29. The motion passed unanimously.

Widening of Sheridan – The City does not expect to move on this topic for another five (5) years.

ACTIVITIES

New Chairperson – This item will be discussed at a future meeting.

Food Trucks – Courtney will forward the contract to Joe and Matt. Notice has to be posted on Facebook, sent via e-mail, placed in the newsletter, and signs have to be posted advertising the event. The trucks are out May to August.

Garage Sale – The garage sale will be May 31st and June 1st.

COMMUNICATION & TECHNOLOGY UPDATE

Arapahoe Security – A proposal will be submitted by Arapahoe that will cut the service fee in half by allowing the Board to manage the portal.

POOL UPDATE

Pool Lockdown Hours – Allan will speak to Front Range Patrol to confirm that they will be out to remove guests from the pool and lock up when the pool closes.

Signs – The Board is looking into new signs for the pools, tennis court, and tot lot. This will be discussed at a future meeting.

Pool Heater – It was moved and seconded to approve the proposal from APM to replace the pool heater with a Hayward 500,000 BTU. The motion passed with a majority vote. There were two (2) abstentions.

OLD BUSINESS

- Item: Perimeter Fence
 - Discussion/Summary: The Board discussed repairing the perimeter fence.
 - Board Decision: The Board will work on forming a committee to lead this project.
 - Action: There is no action to take at this time.

NEW BUSINESS

- Item: Covenant Update/Amendment
 - Discussion/Summary: This item was postponed to the next meeting.
 - Board Decision: No decision was made at this time.
 - Action: There is no action to take at this time.

EXECUTIVE SESSION

Design Review Request – The Board temporarily adjourned to executive session to discuss a design review request regarding a deck.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on May 21, 2019, 7:00 p.m. at MSI's corporate office in Westminster, CO.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:25 p.m.