

## **First Hyland Greens Association**

### **Board of Directors Meeting**

May 16, 2017; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80021

### **MEETING MINUTES – FINAL**

#### **Call Meeting to Order with a Quorum of Directors**

President Mike McCurdy called the meeting to order at 7:05 PM. Board members Joe Armstrong, Matt Brozovich, Dane Ernsberger, Alan Meers, Linda Mollard, Pam Moores, David Simmons, Chuck Smith, Monte Thompson, Tyler Urruty and Bill West were present. Board members Mark Mischke, and Julie Oldham were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

#### **Approval of April 18, 2017 Summary Minutes**

Matt Brozovich made a motion to approve the minutes of the April 18, 2017 Board meeting. Tyler Urruty seconded. Several typographical corrections were suggested. Motion to approve as amended carried unanimously.

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

Homeowners Parker Evans and Denise Martinez were present to observe the meeting.

#### **Secretary**

Board Conduct of Meeting Policy – Proposal to Revise

Joe Armstrong presented his draft proposal for revision the Association's Conduct of Meeting and incorporating several of his recommendations for streamlining Board meetings. The Board discussed in detail the use of audio, video and other means of recording both homeowner and Board meetings and agreed that this activity should not be permitted. Joe Armstrong made a motion to amend the draft policy as discussed, and adopt subject to the 21-day homeowner review period. David Simmons seconded. Motion carried unanimously.

#### **Proposed Amendment Regarding Split Rail Fencing**

The Board of Directors reviewed the homeowner input received regarding the proposal to amend the Association's Rules and Regulations to allow welded wire material to be installed on split rail fences. Eight homeowners provided feedback, with four being in favor of the proposal and four homeowners against the proposal. Several suggestions for amendments to the amendment were submitted by these homeowners. After discussion, Joe Armstrong made a motion to approve the amendment. Pam Moores seconded. Motion carried 10-2.

#### **Budget Ratification**

Bylaw Amendment Proposal for Budget Ratification

Joe Armstrong presented the final Bylaw amendment to be presented for approval by the homeowners at the 2017 Annual Meeting. He thanked the participants of his committee, Mike McCurdy, Linda Mollard, David Simmons and Tyler Urruty for their assistance in this important amendment.

#### **Vice President**

Dane Ernsberger stated that he had met with the Association's Architectural Review Committee to review their process and procedure. He also asked for additional Board participation in monitoring activities in the Community that may or may not have received architectural approval and encouraged Board members to report these items to a member of the Committee for follow up.

#### **Treasurer**

April 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending April 30, 2017. First Hyland Greens has assets totaling \$253,416.02 in the operating accounts and \$533,865.80 in the reserve accounts.

Tyler shared his discussion with the auditor relating a request to incorporate the value of the common areas into the audit to reflect as an asset to the Community. The auditor indicated that this action was not typical and would be uncharted territory for the Association to try and evaluate and value the property.

In anticipation of the FY2018 budget meeting, Tyler distributed a 2017 reserve project update and a draft of proposed 2018 reserve projects.

### **Greenbelts**

Bill West reviewed the work of his Greenbelt Committee in facilitating the repairs of the sod along Sheridan Blvd (actual work performed by Summit Services), strategizing repairs on the drainage issue at the big pool and offers to facilitate some of the details of the big pool fencing project.

Questions were raised about the implementation of the landscaping project at the 101<sup>st</sup> Avenue entry and Bill stated that plant material could not be installed until the irrigation system was fully operational for the season.

Bill also presented a proposal for replacing the brick column caps for the perimeter fence and provided several examples of cap designs. After discussion, Bill West made a motion to approve the project utilizing the 28" pier cap at a cost of \$14,995.00. Joe Armstrong seconded. Motion carried unanimously.

### **Projects**

Mike McCurdy updated the Board of Directors on the status of the big pool fencing project. The majority of the fencing project itself is complete. Locks and panic bars still need to be installed, one of the egress gates needs to be relocated, a concrete walkway from the gate to another hard surface needs to be installed as well as exit lighting as required by the City of Westminster. Because of the recent requirements imposed by the City, the utility trenches were closed and the lighting project (perimeter and deck lighting as well as relocating the junction boxes for the pool lighting) will have to be postponed until later in the year. This delay will provide for a more comprehensive review of the electric service requirements of this facility and allow for a more thorough list of changes and updates to be made.

### **Activities**

Linda Mollard provided an updated on the upcoming community activities. She needs volunteers to help with the 4<sup>th</sup> of July parade and BBQ. Help with organizing games, setting up before and cleaning up after the event.

Linda also announced the return of the Luau, currently scheduled for August 26, 2017. Details for this event will be disclosed soon, but will include an 8+ piece live band to provide entertainment for the event.

Linda asked for Board input in helping to decide whether or not to postpone the garage sale due to the impending winter storm.

Pam Moores reported that the roll off containers were going to be delivered on May 24, 2017 for use on May 25, 2017. Pam will monitor the site for appropriate disposal and asked for volunteers to assist.

Pool Area Furnishings – Picnic Tables? Bench?

Because of additional deck area at the big pool and the age of the picnic table near the small pool, Linda suggested some additional picnic tables or benches in both areas. Alan Meers interjected that he has been looking for additional pool furniture and will consider these options. He also encouraged Board members to keep their eyes out for furniture sales. Matt Brozovich suggested that pool furniture be a budgeted line item so that it could all be upgraded in the near future.

### **Pools**

Alan Meers spoke in detail regarding the pool openings scheduled for May 27, 2017. The bathrooms are close to being complete and because of the inclement weather and cold nights it has been difficult to keep the pool water warming. As a result, temperatures may be a bit chillier than is typical.

### **Communication & Technology**

Matt Brozovich stated that the website had gone "live" and that there were a few details to be ironed out so as to reduce confusion between the two sites. He asked whether the financial documents on website need to continue to be password protected or not, and what other benefits homeowners receive from the CINC site that could continue to be functional. Matt and Shanna will meet offline to discuss.

Matt Brozovich, Alan Meers, Chuck Smith, and John Van Royen are going to monitor and manage the internet services and modem equipment for purposes of the camera equipment and future card access system.

**Adjournment**

Linda Mollard made a motion to adjourn the meeting at 8:55 PM. David Simmons seconded. Motion carried unanimously.

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Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors