

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

MAY 21, 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 David Boepple, Candis Chain, Chris Traynor, Ed Mooney and Gerry Mooney.

Ed gave his opinion on potential insurance issues with regards to the pool. The Board informed him that the insurance agent was questioned and there is no issue with their current coverage.

It was requested that any updates to the 104th and Sheridan project be added in the newsletter.

4688 Hyland Greens Place – An update was given explain that the home was sold and the new owner is making efforts to repair the home.

10121 Yates Ct – Code Enforcement is aware of this home and the owner is working with them and his insurance company to make the repair.

APPROVAL OF PREVIOUS MINUTES

It was moved and seconded to approve the minutes from the April 16, 2019 meeting with a note to review past decisions to confirm whether or not account information of owners be included. The motion passed unanimously.

SECRETARY'S REPORT

Expenditure Policy: It was moved and seconded to approve the policy as presented. The motion passed unanimously.

Tennis Court Repairs: It was moved and seconded to approve the repairs at the tennis court for a proposal from Coating, Inc. not to exceed \$2,400.00. The motion passed unanimously.

A “Work Order Process” sheet was presented for review.

TREASURER'S REPORT

Financials – Tyler reviewed the April 2019 financial report.

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.

Gift Cards – Tyler informed all present that he is in possession of various gift cards that are to be used for social activity events.

MANAGER'S UPDATE

Covenant Violations – The manager updated the Board on any outstanding violations. There were no violations that needed to advance to the attorney at this time.

Smartwebs – The manager is continuing to use Smartwebs for architectural requests and the system appears to be working well.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report – Jim, the committee chairperson, gave an update on the status of architectural requests. A request regarding a swamp cooler was appoint of contention as under review. Jim will speak to the owner.

Design Guidelines (Composite Materials) – The Board will look at the guidelines and review it for changes to include composite materials for decking. A committee may be formed to change the Rules and Regulations. If so, Candis would like to be on the committee.

GREENBELT REPORT

Engineering (Update) – There was nothing new to report at this time.

Tree Grant – The planting has been delayed due to weather.

LMI Landscape – The committee met with Carla from LMI. The backflow device that was stolen has been replaced and David is working with John Van Royen to better secure it. Weeding, trash cans at the sports court and tot lot, and storm damage clean-up were points of discussion as well.

General Landscape Update – The committee reported that there are two (2) dead trees on Sheridan that will need to be removed. Also, a resident mentioned that their lawn was damaged when concrete work was last done. The committee is working with the resident.

Pool Pavement – It was moved and seconded to approve repairs at the pool parking lots from Coatings, Inc. The motion passed with one abstention.

Welding of Pool Signs – The Board recognized the contribution from David regarding the pool entry signs.

Insurance – The committee stated that they may wish to review insurance coverages in the ear future.

ACTIVITIES

New Chairperson – This request will be added to the next newsletter.

Garage Sale – The garage sale will be May 31st and June 1st. The large dumpster will be placed a few days afterwards.

POOL UPDATE

Remove Grill – It was moved and seconded to approve the cost, not to exceed \$2,410.00, to remove the gas line for the BBQ grill and run a new line. The motion passed unanimously.

Opening Status – The big pool is on schedule to open on time; however, the small pool is delayed at least a week.

Lightning Closures – It was mentioned that the pool will be closed by the lifeguards at times if there is a threat of lightning.

Signs – It was moved and seconded to approve the proposal for new signage as presented by Matt. The tot lot will be added as well. The motion passed unanimously.

Pool Hours After Lockdown – The lifeguard will inform those present when they are leaving. They are to put away the furniture and confirm the grill is turned off.

OLD BUSINESS

- Item: Perimeter Fence
 - Discussion/Summary: The Board discussed obtaining a legal opinion on replacing the perimeter fence and the Sheridan widening as it relates to the City boundaries.
 - Board Decision: Matt will reach out to the association's attorney for a legal opinion on these matters.
 - Action: There is no action to take at this time.
- Item: Legal Contact
 - Discussion/Summary: The Board discussed points of contact for the attorney.
 - Board Decision: The Board would like one of the officers to reach out to the attorney when needed and copy MSI on any communication.
 - Action: There is no action to take at this time.

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NEW BUSINESS

- Item: Hyland Meadows
 - Discussion/Summary: The Board read a request from Hyland Meadows HOA regarding the new development in the area.
 - Board Decision: The Board will not represent the HOA; however, residents will be informed and can participate as individuals.
 - Action: Matt will reach to their board.
- 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

Payment Plan – The Board temporarily adjourned to executive session to discuss a payment plan to go longer than six (6) months for account *043001. It was moved and seconded to accept the proposed payment plan amount. The owner has to make a payment by the 15th of each month and if the owner defaults, all amounts are immediately due and the account will go to the attorney.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on June 18, 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 9:15 p.m.