

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

JUNE 18, 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, Matt Brozovich, Tyler Urruty, Kevin Murphy, James Gilmer, Allan Meers, Charles Smith, Heather LaPuma, Valerie Westmark, Kathleen Dodaro, and Joe Armstrong. In attendance from MSI, LLC was Lewis Moses. Pamela Moores was unable to attend.

OPEN FORUM

Homeowners in attendance were Mike Warner, Zoltan Soos, Sacie Griego, Jayne Baumgartner, Ranee Reynolds, Dean Gutmueller, Chris Traynor, Ed Mooney and Gerry Mooney.

Sacie Griego – Sacie informed the Board of issues he and his neighbors have been having with an owner on 98th Place. The owner assured the Board that if he were to be given a violation, he would take care of the issue – and invited the Board to drive by his home to check on compliance. The neighbors were informed that they could also go to City Code Enforcement to report anything they feel is in violation.

Hillary Holland – Via e-mail, Hillary raised questions regarding the HOA insurance coverage for unguarded hours at the pool, asked for copies of HOA insurance policies, and had questions regarding homes allegedly in violation. The manager responded to Hillary via e-mail and updated those present that he spoke the insurance agent and the HOA is covered for unguarded pool hours. The copies of the insurance policies were sent to Hillary via e-mail and are available to any owner that requests them. Matt asked that the policies be placed on the website. The manager could not answer with detail the questions relating to other homeowner violations.

4688 Hyland Greens Place – An update was given. The owner is continuing to make efforts to repair the home.

10121 Yates Ct – An update was given for this home. Code Enforcement is aware of this home and the owner is working with them and his insurance company to make repairs. The backyard was noticed and the owner is aware of the overgrowth.

APPROVAL OF PREVIOUS MINUTES

It was moved and seconded to approve the minutes from the May 21, 2019 meeting as presented. The motion passed with one abstention.

The manager will try to have a draft of the minutes available by the Friday after a Tuesday meeting.

SECRETARY'S REPORT

Insurance – Joe will review the insurance coverages at the next meeting.

TREASURER’S REPORT

Financials – Tyler reviewed the May 2019 financial report. He will send general ledger correction to MSI.

	Beginning Balance	Ending Balance
Operating fund		
April	255,966	284,867
May	284,867	288,351
Reserve fund		
April	615,669	623,950
May	623,950	623,693

FDIC Limits – It was moved and seconded to transfer \$50,000.00 to the reserve account and also transfer \$300,000.00 from PPB to Edward Jones. The motion passed unanimously.

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. The manager noted that landscape violations had increased from the previous month; however, the overall number was small for the size of the community.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report – Jim, the committee chairperson, gave an update on the status of architectural requests. There were very few outstanding and the committee is doing well using the Smartwebs system. There is one roof request that is being looked into as the owner replaced the roof without prior approval and may have used an unapproved material. The manager will follow up with this owner.

Design Guidelines (Composite Materials) – It was moved and seconded to change the Design Guidelines as it related to Decks and Patios. The motion passed with one abstention. The manager will look into the HOA procedures for adding policies.

GREENBELT REPORT

Engineering (Update) – The engineer had their dates mixed up and was not able to provide a report. They will provide one in the next few days.

Pool Lots – The project is moving forward; however. The rain may delay the asphalt work.

Backflow Valves – The chain idea from David Boepple was approved and he was given the go ahead to implement his idea to secure the backflow devices.

Tree Grant – The invoice is in and the Board will sign the check for release. Valerie will submit it to the City for the 50% matching reimbursement.

Backflow Testing – The testing was completed and all units passed. Valerie made a list of the serial numbers of the devices available to the Board.

LMI Landscape – The committee is reviewing an invoice from LMI for tree branch removal caused by a recent storm. They believe the contract *may* include this service.

Keesen Warranty Work – The work done at 98th and Sheridan last year at the island requires warranty work and Keesen will honor that warranty.

Surveying – Valerie is looking into getting a bid from a surveyor for the Tot Lot and the property fence line.

Golden Gnome Award – An idea to have a garden gnome issued to a home that was recognized by the membership was brought up. Details will be looked into on how the Board can make this happen.

ACTIVITIES

New Chairperson – The Board is still looking for an Activities Chairperson.

4th of July – The 4th of July event is still being finalized. The parade and fire truck are set up and Kathleen will coordinate the food.

POOL UPDATE

Grill – The gas line for the grill has been completed and an inspector will be out soon to re-inspect for approval.

North Grass Project – The grass at the north side of the pool was repaired.

Big Pool Opening Status – The big pool is open and the temperature will be adjusted as needed.

Wader Heater – The heater to the kiddie pool failed and was replaced; along with the pump.

Signs – Matt presented concept art for the signs and asked for input on the language for the pool rules. He is still working on signs for the sports court and tot lot.

Solar Fan – The solar fan is not working, but Allan is looking into it.

Small Pool Opening Status – The small pool opening was delayed and CenturyLink has not yet returned to activate the phone line.

Unguarded Pool Hours – It was moved and seconded to reinstate guarded hours at the Big Pool at an estimated cost of \$4,500.00. The motion passed with one against. This was due to some young adults taking advantage of the unguarded time and bringing alcohol into the pool area.

OLD BUSINESS

- Item: Perimeter Fence
 - Discussion/Summary: The Board discussed a legal opinion on replacing the perimeter fence.
 - Board Decision: More review may be needed as to the rights of the fence and the role of the City.
 - Action: There is no action to take at this time.

NEW BUSINESS

- Item: Covenant Update/Amendment
 - Discussion/Summary: The Board discussed updating the covenants.
 - Board Decision: It was moved and seconded to reach out to the HOA attorney and ask for a 1st draft of proposed covenant changes. A committee will be formed for this project. The motion passed with one abstention.
 - Action: The manager will work with the committee on this project.
- Item: Trash Service Contract
 - Discussion/Summary: The Board discussed the trash contract because American was purchased by Waste Connections and they seemed disinterested in the HOA's current contract.
 - Board Decision: Matt will ask Pam to reach out to Waste Connections to speak to them and get a feel for the direction of the contract.
 - Action: There is no action to take at this time.

EXECUTIVE SESSION

Payment Plan – The Board temporarily adjourned to executive session to discuss a request for pool access from an owner for account *043001. It was moved and seconded to allow pool usage for an owner that is currently in a payment plan. The access will be immediately revoked if a payment is missed.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on July 16, 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 9:20 p.m.