

## **First Hyland Greens Association**

### **Board of Directors Meeting**

June 20, 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**

Vice President Dane Ernsberger called the meeting to order at 7:09 PM. Board members Joe Armstrong, Matt Brozovich, Allan Meers, Linda Mollard, Julie Oldham, Chuck Smith, Tyler Urruty and Bill West were present. Board members Mike McCurdy, Mark Mischke, Pam Moores, David Simmons and Monte Thompson were absent. Shanna Massier represented HAVEN Community Managers.

#### **Approval of May 16, 2017 Summary Minutes**

Dane Ernsberger made a motion to approve the minutes of the May 16, 2017 Board meeting. Julie Oldham seconded. Motion to approve carried unanimously.

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

Homeowners Matt Grimsley and John Van Royen were present to observe the meeting.

#### **Camera & Surveillance Committee**

Committee Chair, John Van Royen provided information relating to the installation of the camera equipment aimed toward the small pool parking lot. He indicated that the system is ready to go and that appropriate signage will be installed.

Allan Meers, Julie Oldham and John Van Royen shared the details of the push to complete the pool fencing project before the pool opened in May, and the challenges posed by the City of Westminster. Lit exit lighting was installed on each gate, a concrete sidewalk added, gate adjustments and rekeying were required. New fence caps on the six-inch posts have not been installed as this is where the new lighting will be placed. A search is currently underway for appropriate fixtures that will provide lighting without impact to neighbors.

Julie indicated that the electrical portion of the fencing project (deck lighting, relocation of pool light junction boxes, trenching for conduit and new wiring) was not completed as the City will consider this a “commercial” project that will require different permit requirements and a more arduous review.

Board members expressed their appreciation of the team effort made to ensure that the pool opening was not compromised and how well the project turned out.

#### **Secretary**

##### **Board Conduct of Meeting Policy**

The Board of Directors reviewed the one homeowner comment received regarding the proposal to amend the Association’s Conduct of Meeting Policy. Joe Armstrong made a motion to adopt the policy as revised. Dane Ernsberger seconded. Motion carried unanimously.

##### **Consider Modification of Board Expenditure Policy**

Joe Armstrong suggested revising the Board of Directors Expenditure Approval, Bidding and Contract Procedures Policy, dated July 19, 2011. His proposal would include policy exceptions being detailed in meeting minutes, documentation relating to all projects being retained by the managing agent, and a checklist to be completed by the Board or Committee Member prior to Board approval of contracts or projects. Several suggestions were made to try and keep the process streamlined and not more cumbersome to the process. A second suggestion was made to increase the expenditure authority levels in keeping with increases in the economy. The Board agreed to move forward with a draft update of this policy to be revised at a future meeting.

#### **Treasurer**

##### **May 2017 Financial Statements**

Tyler Urruty presented the financial statements for the period ending May 31, 2017. First Hyland Greens has assets totaling \$256,700.19 in the operating accounts and \$544,742.16 in the reserve accounts.

Tyler set the budget meeting for Tuesday; August 8, 2017 beginning at 6:00 PM. This meeting will be held at the Hyland Hills Golf Course and homeowners are welcome to attend.

### **Pools**

Allan Meers provided an overview of several pool items. Although the weather was less than cooperative, the opening of both the small and big pool went off without a hitch. Pool temperatures are steady, some of the light fixtures have been replaced and LED bulbs are being used. Allan is encouraging everyone to contact Front Range Patrol if there are any issues in either of the pool areas as the lifeguard's primary responsibility is to watch the water, not monitor guest behavior out of the pool.

Board members encouraged Allan to move forward with pool furniture replacement since so much of it now is broken and discussed budgeting additional funds to continue adding to the furniture inventory in coming years.

Julie stated that the big pool restroom remodel was finished, complete with new changing table.

### **Greenbelts**

Bill West provided a progress report on the four Greenbelt approved projects:

1. Neighborhood Enhancement projects
  - a. Perennial plantings at 101st Ave and Sheridan—51 Perennials planted with new irrigation—100% complete
  - b. Seven trees planted on the 101st Ave entrance islands—All trees planted—100% complete
  - c. Flower bed placement on west end of west entry island on 101st Ave—dependent on subcontractor schedule—0% complete
2. Restore soil erosion and placement of sod caused by City's water main break at Sheridan and 100th Ave. 100% complete
3. Improve turf grade at large pool house north side—0% complete
4. Brick column cap installation—cap manufacturing underway— ~20% complete.

### **Activities**

Linda Mollard indicated that plans are currently being finalized for the upcoming 4<sup>th</sup> of July BBQ. Unfortunately, there will be no children's games this year as no one came forward to volunteer. The fire department will have a presence at the event, the belly flop contest, and BBQ will still be part of the festivities.

Plans are also underway for National Night Out, a Luau and a new event to be held in October that will include a beer tasting and chili cook off.

### **Communication & Technology**

Matt Brozovich distributed stats the new Association website and extended an offer to Board members to use a new Google site for document retention.

### **Adjournment**

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

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Dane Ernsberger  
Vice President, First Hyland Greens Association

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Date Approved by Board of Directors