

First Hyland Greens Association

Board of Directors Meeting

September 18, 2018; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80031

MEETING MINUTES

Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:02 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Allan Meers, Bill West, Pam Moores, Chuck Smith, Courtney Mollard, Heather LaPuma and Kevin Murphy were present. Monte Thompson and Jim Gilmer were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of August 21, 2018 Summary Minutes

A motion was made by Tyler Urruty and seconded by Courtney Mollard to approve the minutes of the August 21, 2018 Board meeting with two corrections. The motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowners in attendance were John Van Royen, Denise Martinez and Julie Bloch Burton.

Denise Martinez was present to discuss the dead grass issues in her front yard.

Treasurer

August 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending August 31, 2018. First Hyland Greens has assets totaling \$206,853.90 in the operating accounts and \$582,408.12 in the reserve accounts.

2019 Draft Budget

Tyler presented the 2019 draft budget and 2019 Reserve Project List. After much discussion, a motion was made by Joe and seconded by Pam to increase the assessments by \$24 per house per year, bringing the annual assessment per house to \$816.00. The motion carried unanimously.

After some discussion, it was determined that the increase in assessments would bring the annual reserve transfer up to \$129,752. A motion was made by Tyler and seconded by Chuck to approve the 2019 budget with this change. The motion carried unanimously.

Secretary

Insurance Renewal

Joe Armstrong presented a quote of \$1000 per year for the crime insurance policy from True North, the current insurance carrier. A motion was made by Joe and seconded by Tyler to approve the renewal at \$1000 per year. The motion carried unanimously.

Management

September Management Update

The Board reviewed the Management update as prepared by Jenny Singleton. The Board reviewed the following items: violations, homeowner correspondence, Haven updates and ACC items.

A motion was made and seconded to approve the request for waiver of a fine for dead grass for account number 1188024001. The motion passed with 9 votes.

A motion was made and seconded to deny the request for waiver of a late fee and collection fee for account number 1188035801. The motion carried unanimously.

A motion was made and seconded to deny the request for waiver of a fine for dead grass for account number 1188045001. In addition, the homeowner will have no additional fines charged to their account, so long as by the end of spring 2019, the homeowner corrects the grass. The motion carried unanimously.

Projects

Tot Lot

Pam Moores presented ideas and options for the tot lot, which include constructing a fence to separate the tot lot from the sports area, a balance beam installed and a climbing wall. A motion was made by Pam and seconded by Allan to approve up to \$3,000 for tot lot improvements. The motion carried unanimously.

Trash Contract

Pam advised the members in attendance that she is waiting on the final contract from American Disposal, but has received confirmation that the service has increased by \$2 per house per month, for an annual total of \$156.

Concrete

John Van Royen obtained 3 proposals for concrete work at the pools and throughout the community. After much discussion, a motion was made by Allan and seconded by Bill to approve up to \$27,600 for concrete work. The motion passed with 6 votes.

Committee Reports

Activities

Courtney reported that the Beans and Booze event is scheduled for September 29th, with 10 entries for the chili cook off. Courtney also advised that the jingle bags will be done at Christmas in order to use the remaining supplies.

Communication and Technology

Matt advised that he has approximately 630 email addresses for residents, with 30-60% of the residents opening their emails from the Association.

Linda advised that the Annual Meeting is scheduled for Tuesday, November 13th at 7:00 PM.

Pools

Allan advised that the pool closed at Labor Day, trash service has stopped and the internet and phones have been turned off for the season.

Greenbelts

Bill advised that bids were sought from 7 landscape companies, 3 of which provided proposals. Bill is still asking questions of the bidders and will be ready to decide at the October meeting.

Memorial Policy

Kevin drafted a policy for homeowners requesting a memorial in the community. After some discussion, it was advised that some changes would need to be made to the policy and revisited at the October meeting.

Perimeter Fence

John Van Royen recommended utilizing an engineering firm to review several issues, including the ODP, design and compliance as they relate to the fence and potential City issues. A motion was made by Joe and seconded by Courtney to obtain proposals from engineering firms. The motion carried unanimously.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:20 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors