

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

JULY 16, 2019

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

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

OPEN FORUM

Homeowners in attendance were Jonnie and Eric Pattay, Troy Bettinger, Mark Block, Gordon East, Ray Martinez, Dave Glabe, Charles Smith, Lori and Denise Martinez.

Gordon East – Gordon mentioned to all present that there may be an issue with the electrical boxes in the community. The Board asked Gordon to email Heather a flyer so that the information could be placed in a future newsletter. Gordon will go door-to-door to inform owners of the issues.

Troy Bettinger – Troy had questions of the Board and/or Manager as it related to the dissemination of information regarding violations. His questions were answered and he had no further comment.

4851 W. 102nd Place (Pattay) – The owners were present to discuss their recent denial of a request to widen their driveway. The Board will discuss this during Executive Session.

4831 W. 103rd Avenue (Martinez) – The owners began to discuss their situation then chose to hold off to discuss it during Executive Session.

4688 Hyland Greens Place – Some homeowners present voiced their displeasure at the state of this home. The HOA and Code Enforcement are aware of the home and are following the governing documents as it pertains to homes that are in violation.

10121 Yates Court – Some homeowners present voiced their displeasure at the state of this home. The HOA and Code Enforcement are aware of the home and are following the governing documents as it pertains to homes that are in violation. The owner will be contacted to try and get an update.

APPROVAL OF PREVIOUS MINUTES

It was moved and seconded to approve the minutes from the June 18, 2019 meeting as presented. The motion passed unanimously.

SECRETARY’S REPORT

Insurance – Joe reviewed the insurance coverages of the HOA with the current broker and found that the coverages were sufficient. A detailed list of assets is being worked on.

TREASURER’S REPORT

Financials – Tyler reviewed the June 2019 Financial Report. There was a question regarding a check to Business Management Law Group, the HOA’s former attorney. The Manager will look into the details of this check.

	Beginning Balance	Ending Balance
Operating Fund		
May	284,867	288,351
June	288,351	249,805
Reserve Fund		
May	623,950	623,693
June	623,693	615,126

Audit – The CPA will have the report later in the fall.

2020 Budget – Budget meeting dates were set for August 14th and September 4th at MSI from 7 p.m. to 9 p.m. Tyler asked that the Board review their “2020 wish list” so it can be considered for the budget.

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 landscape violations were the majority of the violation after getting threshold clarification during a ride-a-long with Linda.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report – Jim, the committee chairperson, was unavailable; therefore, Kevin gave an update on the status of architectural requests. There was one roof that was replaced prior to approval, but the owner submitted the request and received an approval after the fact. The Manager explained to those present the architectural request process.

Design Guidelines (Composite Materials) – The deadline for the comment period for this is in a week. At that time, the Board may choose to have an email vote to finalize the approval or wait until the August meeting to do so.

TOT LOT REPORT

The pergola has been put up and games are now available. The Board is considering a social night at the Tot Lot.

GREENBELT REPORT

Engineering (Update) – The City does not plan to widen Sheridan anytime soon. The rock wall on 104th was looked at and the engineer stated that there were no drainage issues.

Pool Lots – This project has been completed.

Backflow Valves – This project will be underway soon. New locks, around \$10.00 each, will also be needed.

Tree Grant – The reimbursement from the City for half the cost to plant new trees should be arriving soon.

LMI Landscape – There has been no news from LMI regarding an invoice for tree branch removal. Valerie will reach out to LMI to confirm the status.

Keesen Warranty Work – The warranty work by Keesen is going well and there has been no issue with them.

2019-2020 Grounds Contract – The committee is looking into a new vendor for contract service.

Golden Gnome Award – The first winner was at 10160 Xavier Court.

Tennis Court – The cracks at the tennis court are expected to be repaired in the next few weeks.

ACTIVITIES

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

4th of July – The 4th of July event was a success with the belly flop contest getting rave reviews.

Luau – The Luau is scheduled for August 24th. The band has already been booked.

POOL UPDATE

Depth Ropes – The depth ropes are broken; Allan is looking into getting those replaced.

Small Pool Heater – The heater is doing well and is working efficiently.

Small Pool Light Fixture – A light fixture at the small pool is loose and will be tightened.

Signs – This item was postponed.

Security Video at Pool – Allan presented a video from the security company showing several kids at the pool unauthorized. The kids left the pool without incident.

OLD BUSINESS

- Item: Perimeter Fence
 - Discussion/Summary: This item was postponed.
 - Board Decision: There was no decision at this time.
 - Action: There is no action to take at this time.

- Item: Covenant Update/Amendment
 - Discussion/Summary: This item was postponed.
 - Board Decision: There was no decision at this time.
 - Action: There is no action to take at this time.

NEW BUSINESS

- Item: Fine Amount for Landscape Violations
 - Discussion/Summary: The Manager presented a request from an owner to consider increasing the fines for landscape violations and reduce the allowed amount of time to comply. This will be discussed at a future meeting.
 - Board Decision: There was no decision at this time.
 - Action: There is no action to take at this time.

EXECUTIVE SESSION

Account *48901: Landscape Concern – It was moved and seconded to approve a stay on fines for this account while they resubmit a landscape plan and tend to their yard. The motion passed unanimously.

Account *46201 and *08801: ACC Appeal – The denials for widening a driveway were upheld; however, the Board presented options from the Design Guidelines that included using flagstones or pavers.

NEXT MEETING DATE, TIME & LOCATION

The Board began discussions on planning the Annual meeting.

The next meeting will be held on August 20, 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.