

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 17, 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, Kathleen Dodaro, Valerie Westmark, Matt Brozovich, and James Gilmer. In attendance from MSI, LLC was Lewis Moses. Joe Armstrong resigned prior to the meeting.

OPEN FORUM

Homeowners in attendance were Jason Frye, Sharon Seiler, and Dottie Lee.

4688 Hyland Greens Place – There were no new updates for this home.

10121 Yates Court – There were no new updates for this home. The Board asked that this owner be contacted to attend the next meeting early (6:30 p.m.) and provide an update on his home.

Sharon Seiler may start a petition against the Holtzclaw project. A committee may be formed that Sharon would chair. Sharon will look into this and get back with the Board.

Dottie Lee presented a hardship claim to the Board. Her account is current, no covenant fines were assessed, and there is currently only one open violation against the home. She appreciated the Board's time and will do what she can to take care of the one open violation.

APPROVAL OF PREVIOUS MINUTES

It was moved and seconded to approve the minutes from the August 20, 2019 meeting as presented. The motion passed with one abstention.

SECRETARY'S REPORT

New Secretary – With the resignation of Joe Armstrong, Heather LaPuma is now the secretary of the association.

Insurance – This item was postponed until Heather has a chance to familiarize herself with the upcoming policy renewals.

TREASURER'S REPORT

Financials – Tyler reviewed the August 2019 Financial Report.

	Beginning Balance	Ending Balance
Operating Fund		
July	\$249,805	\$207,417
August	\$207,417	\$192,745
Reserve Fund		
July	\$615,126	\$665,131
August	\$665,131	\$673,058

2020 Budget – It was moved and seconded to approve the 2020 proposed budget with an increase of \$36.00 per unit per year to account for the deficit in the proposed budget. The motion passed with one abstention. Tyler will make the income changes and send the budget draft to the Manager to input into MSI's database.

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 received clarification that landscape violations are to continue until the weather dictates otherwise.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Report – Jim, the Committee Chairperson, gave an update on the status of architectural requests. There were four (4) requests that need response. One home was painted incorrectly by a vendor but was repainted the approved color a few days later.

4695 W. 102nd Place – The owner of this unit, Jason Frye, presented a request to the committee members in attendance and received approval for a siding project.

GREENBELT REPORT

104th Avenue Rock Wall Update – The 50% down payment was made and the project is to start later in the week.

Tributary Channel – A French Drain will not work for this project; one is already in place and the landscape material covers it regularly. The committee will meet with Urban Drainage to discuss other options. A retaining wall was suggested as a possible solution.

Beer and Booze Event – This event is scheduled for October 12th from 5:30 p.m. to 8:30 p.m. Tyler has leftover gift cards from the activities committee that will be used as prizes. The trophy from a previous winner will be retrieved and used again. Security, opening the bathroom at the pool, and music will be arranged.

2019-2020 Grounds Contract – Valerie is in the process to receive four (4) proposals. The committee will review them and interview vendors. The replacement of bags at the dog stations was removed from the contract due to cost.

Past Due LMI Invoice Update – After several weeks of discussions with LMI and the Board, the invoice for tree limb clean-up will be paid.

Trash Can Maps for the Greenbelts – The committee asked if a map of the trash cans in the greenbelts existed. The Board did not believe one did.

Welcome Box – The committee presented a gift box as a suggestion to deliver to new homeowners. The Board thought the idea was fantastic and agreed to use the gift box in the future.

ACTIVITIES

Luau – The Luau went well; however, there were complaints about the sound and the lead singer being flat with his notes. For next year's event, the band will be booked in January.

4th of July – Ice cream will be made available for participants at 2020's event.

POOL REPORT

Closing Status – A credit will be given because lifeguards were not made available at all times during the last couple weeks of the season. Dogapalooza (dog swim) went well and the pool covers were put on early this season to avoid leaves getting into the pool over the fall/winter. The furniture will be stored as it has been in the past.

Boiler Performance – The new boiler performed at an exceptional rate of efficiency.

Next Season – Items for next season pre-opening repairs include buffing the pool, repairing minor minors, and repairing the gate.

Pool Cameras – This project is being looked into.

Citizen Committee – This will be presented in March with Moira Luebbert possibly chairing. One of the tasks will be to maintain the "Lost and Found".

OLD BUSINESS

- Item: Perimeter Fence
 - Discussion/Summary: The Board discussed how to move forward with this project.
 - Board Decision: A committee will be formed and members will be asked to volunteer via the newsletter.
 - Action: There is no action to take at this time.

- Item: Covenant Update/Amendment
 - Discussion/Summary: The Board reviewed comments that were submitted over the last month.
 - Board Decision: The draft will continue to be reviewed and will be uploaded as a Google Doc for editing.
 - Action: There is no action to take at this time.

NEW BUSINESS

- Item: 2020 Trash Service
 - Discussion/Summary: The Board discussed how the service will be “opted” for in 2020 (in or out).
 - Board Decision: The Board would like the service to be “opt in” as had been done in the past prior to being managed by MSI. The notice will mail in October or go with the November Annual Meeting notice.
 - Action: The Manager will inform MSI of the Board’s decision.

- Item: MSI Contract Renewal
 - Discussion/Summary: The Board discussed renewing the management contract with MSI after the Manager was excused.
 - Board Decision: The Board will e-mail MSI management of the decision made during this portion of the meeting.
 - Action: There is no action to take at this time.

- Item: Annual Meeting
 - Discussion/Summary: The Board brought up topics to be discussed at the Annual Meeting.
 - Board Decision: Topics to be discussed will include trash service, the 2020 budget, election of Board members, introduction of committees, and 2020 general and project plans.
 - Action: There is no action to take at this time.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on October 15, 2019, 7:00 p.m. at MSI’s office in Westminster, CO.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:15 p.m.