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Staying Compliant & New State HOA Rules

Fall Activities Update

Neighborhood Trash & Post Light Information

Your HOA Needs YOU!

Annual Meeting, Budget & Reserve Projects



First Hyland Greens Monthly Newsletter

October 2021

Your Hyland Greens Board

Pam Moores, President, 2021

president@hylandgreens.com

Open Seat, Vice President,

vp@hylandgreens.com

Valerie Westmark, Secretary, 2021

secretary@hylandgreens.com

Tyler Urruty, Treasurer, 2022

Treasurer@hylandgreens.com

Allan Meers, Pools Chair, 2023

Kathleen Dodaro, Greenbelts Chair, 2021

Kevin Murphy, ACC Chair, 2023

Linda Mollard, Activities/Social Chair, 2021

Chuck Smith, 2022

Sandy Owens, 2022

Shirley Wade-Hayhurst, 2022

Johanna Zablocki, 2023

Brittany Barnett, 2023

October HOA Meeting

Please join us for our next First Hyland Greens Homeowner's Association Board Meeting to be held via Zoom link on:

Tuesday October 19th from 7:00 PM to 9:00 PM

Please watch your Email for an update with the Zoom link invitation. Be sure and sign up, www.hylandgreens.org, and subscribe, to not miss any news!



First Hyland Greens Managed by:

MSI, LLC

11002 Benton St.

Westminster, CO 80020-3200

303-420-4433

Community Manager:

Mark Becker

mbecker@msiho.com

720-974-4140

Your Neighborhood Needs You!!!!

The Hyland Greens Subdivision needs a few good people to help keep our neighborhood great.

FIRST HYLAND GREENS WEBSITE Seeking a talented individual(s) to manage our website to make changes, post the newsletter each month, update the calendar, make any necessary modifications and improvements. If interested send an email to: hylandgreenshoa@gmail.com

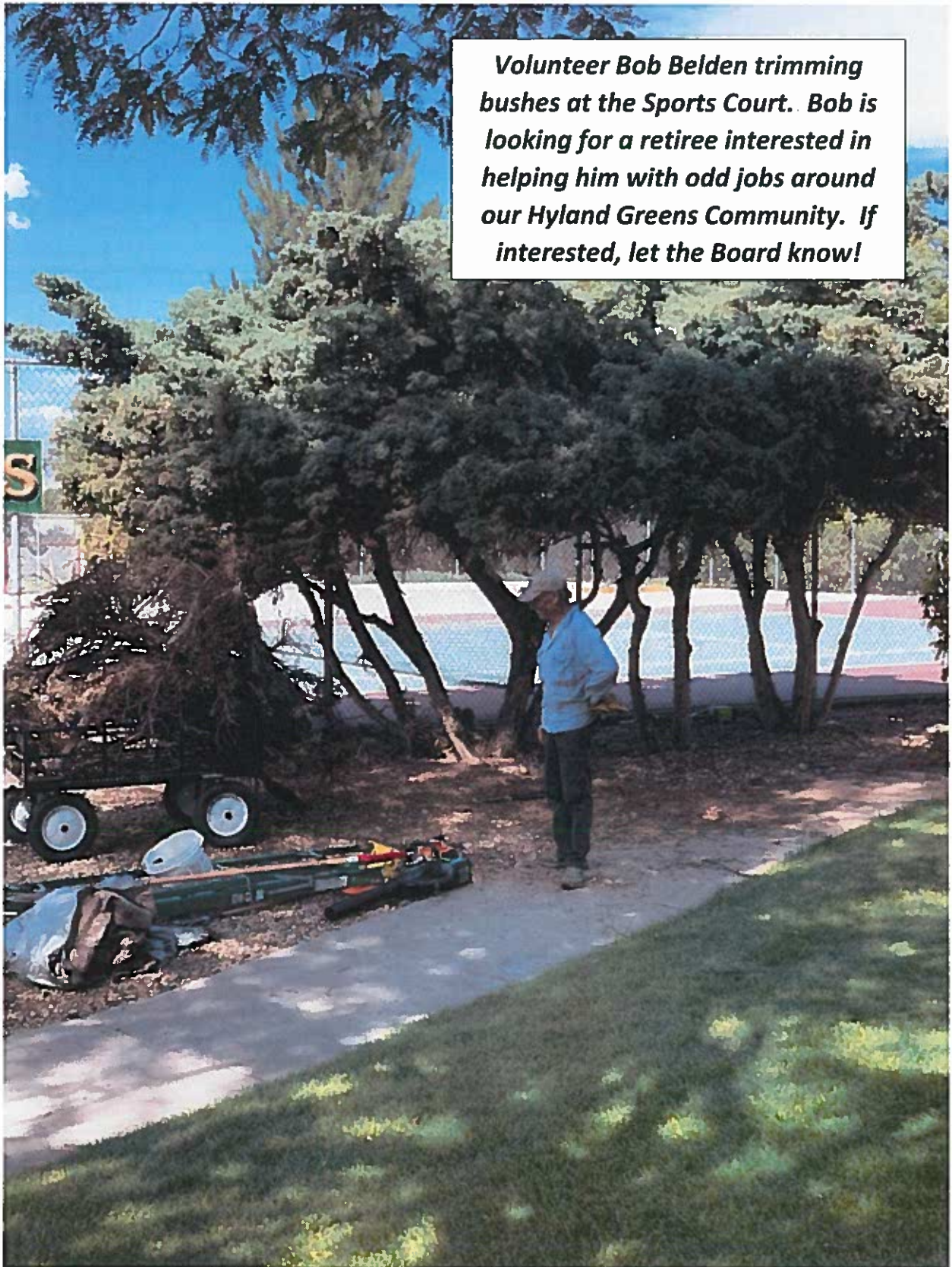
ACCOUNTING/BUDGET The treasurer's position, part of the Executive Team on the Board, will be open for the 2022 year. Our current treasurer has served us very well for the past six years and due to increasing work responsibilities and a toddler his time is really at a premium. If you are interested please send an email to: hylandgreenshoa@gmail.com

SOCIAL/ACTIVITIES COMMITTEE Requesting volunteers from the community to help at events with planning and execution. This is a great way to meet lots of people in the neighborhood. If you think this is someplace where you could pitch-in send an email to: hylandgreenshoa@gmail.com

HOA BOARD Have you wanted to be an active part of the decision making for First Hyland Greens? Please consider running for the Board at the Annual Meeting in November. We have five positions that are up for re-election this year, and three spots where members have either resigned or moved out of the community. Two positions would be for one year with reelection in 2022, and the third is a two year term remaining with reelection in 2023. If you are either interested in running for the Board in November, or have interest in being appointed to the three open spots, please send an email to hylandgreenshoa@gmail.com.

We look forward to including more members of First Hyland Greens to participate in the many roles available to help keep our neighborhood great and make the necessary improvements in the years to come. Your neighbors have always found a way to contribute to avoid hiring others to do the work our volunteers currently do. Please see if you can find a place to help out to keep that the standard in this great neighborhood!

Volunteer Bob Belden trimming bushes at the Sports Court. Bob is looking for a retiree interested in helping him with odd jobs around our Hyland Greens Community. If interested, let the Board know!



TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

OCTOBER 2021



Envision Home Team
Eric and Beth Ann Mott, Wendy Atkinson,
Kent Davis and Gina Bradshaw
720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com

Envision Home Team offers resources and skills that assist you every step of the way during the process with communication, negotiation and the latest technology. Our knowledge of the industry positions you for a successful transaction.

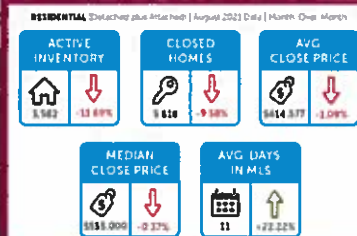
BUYER & SELLER ADVICE

INVENTORY AND SALES VOLUME BEGINS SEASONAL DECLINE

DENVER METRO MARKET TRENDS REPORT | SEPTEMBER 2021

Market Overview

August 2021 report indicates a slowdown in inventory while still being a good time for buyers to enter the market as inventory gains hold of the area.



#DMARstats
Data source: DMARstats

The Denver market is experiencing its normal seasonal shift with declining inventory, a slow decline of pending and closed transactions and stabilizing prices. Buyer demand overall is declining in the Denver market as evidenced by a 2/3 drop in showing activity now as opposed to in the spring. The average shows per listing are @7 per week as opposed to the 18-20 that we experienced in the Springtime. Traditionally, inventory builds until the end of September and then drops off towards the balance of the year as we move into the holiday season. Home prices also tend to decrease in Aug & Sept giving back some of the gains experienced in the Spring. We are not expecting any big jump in inventory as the % of borrowers that are in forbearance is declining. If they are unable to stay in their home, they have plenty of equity to sell vs going into foreclosure. Now is a great opportunity for buyers that have been priced out or were unable to compete to jump back into the market, especially for FHA and VA buyers. Sellers need to understand that you don't get a second chance to make a first impression and pricing correctly for this changing market is critical. Overall, it is still a strong seller's

market but not as frenzied as earlier this year as we shift into our normal seasonal market. It is more important than ever to work with experienced REALTORS like Envision Home Team to help you navigate the ever changing real estate market. We are here to assist you with a process that fits your needs. Contact us today for details.

PROPERTY CORNER



We are here for you!

720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME

ACTIVE



268 S 12th Ave
Brighton, 80601
5 Bed - 2 Bath
Listed at
\$430,000

UNDER CONTRACT



4038 Meadow lark Rd
Ft Lupton, 80601
3 Bed - 2 Bath On
3.75 Acres
Under Contract
In 3 days
Listed at \$625,000

UNDER CONTRACT



3041 S Danube St
Aurora, 80013
5 Bed - 3 Bath
Under Contract
in
4 days
Listed at \$439,000



SOLD



3040 Trinity Loop
Broomfield, 80023
6 Bed - 4 Bath
Sold at List Price
\$1,200,000

POST LIGHTS SHALL LIGHT THE NIGHT



With the start of fall, the days are getting shorter and our lights are turning on much earlier. Your neighbors ask that all of you be proactive in checking that your lampposts are lit at dusk so that our neighborhood is safe to walk after dark.

As per our Covenants Article VI (I) ***Each residence shall maintain at least one electric post light between the house and the street, which said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness.*** Per our Official Document with the City, these individual post lights will meet the requirement for local street lighting.

Your HOA committee is monitoring lights that are not on after full dark. Homeowners will be responsible for getting that light working for the safety of the community. If not resolved timely, fines will be levied; please communicate issues you may be having and not ignore notifications.

A decorative banner at the top of the poster featuring a series of orange and white pennants. Some pennants have patterns like stripes or checkers, while others feature a white jack-o'-lantern face on an orange background.

HYLAND GREENS

PUMPKIN PARTY & COSTUME CONTEST

Join us on October 24th from 12-3 at the small pool for our newest neighborhood event, the Pumpkin Party! Stroll on over for some pumpkin painting (pumpkins and smocks will be provided) and a chance to win a prize at our prize wheel! Hang out for our costume contest and enjoy some apple cider, cotton candy, and popcorn!

Kids costume contest judging will take place at 2:00pm

***We need volunteers to make this happen. Volunteers are needed to help with the popcorn and cotton candy machines, supervise painting, run the prize wheel, and help with setting up and taking down the event. Please email hylandgreenshoa@gmail.com if you're able to help.*



WASTE CONNECTIONS TRASH AND RECYCLE

Waste Connections is the contracted garbage hauler for Hyland Greens again this year, renewing a 3 - year contract. Approximately 83% of homeowners take advantage of the fantastic negotiated rate for the neighborhood. In December we will begin a new contract year and allow homeowners not currently using the service to sign up. More information will be presented at the annual meeting.

Waste Connections has agreed to the **\$11.80** cost per month for one large trash can weekly, and includes recycling as part of their service, picking up every other week. We have yet to find a better deal on trash collection from the other companies in the area. Each year we see more homeowners sign up at the annual renewal as they appreciate the price and the quality customer service provided by the crew assigned to our neighborhood. They are great at taking extra recycle and bags of leaves and other lawn trash when necessary.

To participate in the neighborhood trash program if currently utilizing another provider, you can enroll in November and start service in December. We are only allowed a once/year enrollment period, except for new homeowners, to maintain our cost and the bookkeeping. The fee for the year is due December 1. If you have questions about this service, please email President@hylandgreens.org.

Please remember that trashcans, even those that hold recycle, are not to be visible from the street. They can be placed on the street the night before (after dark) for pick up the next day, but then must be removed from the street the day of pick up.



I will sell your home for 4.5%!

Tammy Galloway

720-934-2532

I have owned a home in Hyland Greens for over 25 years!



**15052 Josephine
\$630,000 SOLD**

**3117 W 127th Ave
\$540,000 SOLD**



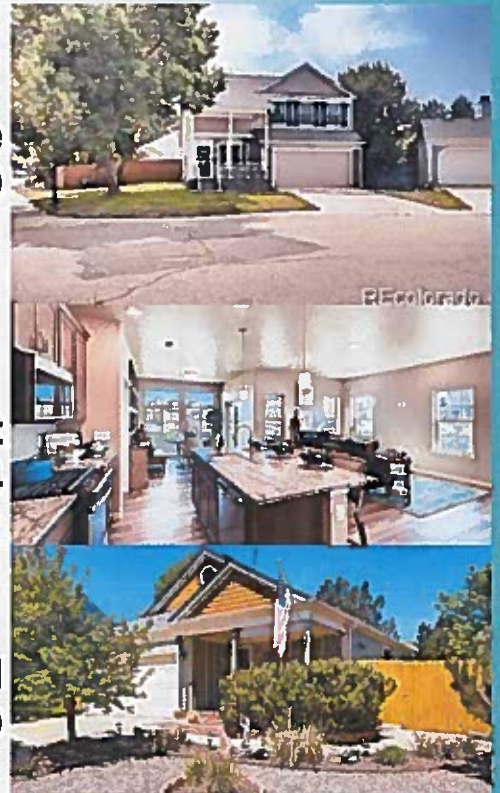
**11873 E 111th Ave
\$402,900 SOLD**

**12603 Tamarac St
New Build SOLD \$448,304**



**5 Walter Way
\$550,000 U/C**

**20725 Mitchell Pl
\$374,500 SOLD**



**I Love Hyland Greens!
Call me today for a Free
Market Analysis!**



1499 W 120th Ave #110 Denver CO

Office 720-602-4211

www.gallowayrealty.net

winner1726@msn.com

Based on info from REcolorado Inc for the period 2/2021-7/9/2021. This representation is based in whole or in part on contents supplied by REcolorado Inc. REcolorado Inc does not guarantee, nor is it in any way responsible for its accuracy. Content maintained by REcolorado Inc may not reflect all real estate activity in the market.

LAWS AND RULES

Last month's article was an introduction to the organization of the association that protects your financial assets and interests. Since you bought a house in Hyland Greens, not only have you made a wise purchase, you also have an organization that helps you protect that asset. On December 4, 1973, Celebrity Homes established the Hyland Greens Association and produced the necessary legal documents "for the purpose of protecting the value and desirability of the real property."

Since there can be differences of opinion of what is required to protect the combined interests of the almost 500 homeowners in our neighborhood, covenants, that is rules that state what you can and cannot be done with your property, were established to define and clarify the rights and responsibilities of all the members.

On your website, (www.hyandgreens.org), under the title, Governing Documents, you will find four documents that apply here: 1) the Articles of Incorporation, 2) the Declaration of Covenants, 3) the Bylaws, and 4) Declaration of Covenants – First Amendment. The first document, the Articles of Incorporation, is the December 1973 document that established the community of Hyland Greens.

The second document is the Declaration of Covenants, Conditions and Restrictions. This is the ruling document from which all other documents flow. Within the declaration are eight articles which address specific topics. (It is suggested you pull out your copy, or look it up on the website, and follow along.)

Article 2, for example, addresses property rights. You, as a homeowner, have the right to use all the common areas, including the swimming pools, tennis courts, and beltway.

Article 3 addresses membership and voting rights. Amongst other things, every homeowner has one vote – that eliminates packing the ballot box because you have a family with 15 children!

Article 5, Architectural Control, and Article 6, Use Restrictions, are probably the two covenants that you are familiar with or should be familiar with since they establish what you can and cannot do with your property.

The third document are the Bylaws, which are rules that establish the board and association structure, clarify legal obligations of members (that would be you), establish the powers and duties of the Board of Directors, and other necessary rules. Basically, if you think the board is mis-behaving, look in this document. But then, you may also want to look in here to see if you are mis-behaving.

The fourth document is the Declaration of Covenants – First Amendment. Similar to the second document, the First Amendment guides the association in its activities. Finally, there are additional rules that describe the expectations for all of us who live here in Hyland Greens. These will be discussed in future issues of the newsletter.

So, there you have it. Yes, it is a bit confusing, or perhaps a lot confusing. In summary, the covenants govern the actions of the association, the bylaws describe the expectations for the board and the homeowners, and the rules address the specific issues that help all of us maintain the beautiful neighborhood that we have. Next month we'll begin to discuss the various aspects of these governing documents that have an impact on you and your property.

MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER SEPTEMBER | 2021

Valerie Skorka Westmark

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

Office: 303-420-5352

ValerieWestmark@gmail.com

ValerieHomesInColorado.com



One of the most popular houses at the zoo is the Monkey House! While in many pens the animals often appear bored, sleeping or hiding, somehow the monkeys seldom fail to please. Whether sitting still or in constant motion, they are equally entertaining and delightful, and most everyone loves to spend time watching the monkeys do their thing.

For those that chose to forgo the home buying rush before the new school season, watching prices and interest rates is a little like visiting the Monkey House. No, we aren't saying lenders or home sellers are monkeys, not at all! However, the activity of home mortgage interest rates and home sale prices is certainly at least as fascinating as watching the monkeys right now. Especially as those sharply increasing home price appreciations cause talk of a new housing bubble. That leaves us wondering if the monkey can make that leap from branch to branch without a tumble?

Leaving the monkey analogy aside, what you really want to know is: will rising interest rates positively impact the market, possibly alleviating some of the inventory concerns? Will it stabilize prices, or might it inspire panic buying spiraling prices up and inventory even lower? Most importantly, how will the rate and price changes impact affordability?

Here's the trends you need to watch as we move into the fourth quarter of the year. Consult your local RE/MAX Alliance Associate for specific data in your marketplace on how these trends might shape your real estate decisions.

When you are trying to figure out what you can afford, you consider waiting for price drops or wonder if now is the best time

to act, as 302 successful buyers in Broomfield & Westminster did this August. They closed sales from the available inventory of 290 homes rather than waiting. These new home owners paid an average sales price of \$586,386. Last year that average sale price was \$524,960. If interest rates continue to go up, how will that change your buying power? Those homes sold in an average of 12 Days on Market. If you wait, will the home you want still be available?

Stat Check

2020	2021
<u>New Listings</u>	
331	290
<u>Number of Units Sold</u>	
338	302
<u>AVG Days on Market</u>	
23	12
<u>Average Price</u>	
\$524,960	\$586,386

Median monthly mortgage costs, even including insurance and taxes, are still within affordable ranges for most buyers, according to statistical analysis from the National Association of REALTORS®. How long will that condition last?

The overall housing market all across the front range has done very well this year, despite the lingering pandemic circumstances. While there was an initial slowdown, record low interest rates and remote work situations benefited the market numbers this third quarter. Enough to fuel sales that have exceeded pre-pandemic levels. However, word of caution, inventory lags greatly, almost 30% behind last year at the start of the pandemic. New listings are simply not keeping up with an ever-increasing demand.

Those mortgage interest rates have risen in the last 30 days, with many lenders now offering rates in the 3% plus range over the 2% range where they have been. These climbs are expected to continue steadily over the fourth quarter and likely into the 2022 market. Connect with your local RE/MAX Alliance Associate to take advantage of lower rates now, as acting sooner rather than later may make a very large difference in how much house you can afford.



Join Us For the Annual
Hyland Greens
Homeowner Meeting

Thursday November 18th

City Park Recreation Center

The hours of the meeting
will be announced in the
November Newsletter.

Happy Halloween from Your HOA Board

Thank you to all of the Volunteers that
helped make opening the pools
happen & the 4th of July Event such
a success! We could not have done this
without you!



Dave Bopelle
Dave Thistle
Candis Chain
Melanie Duchateau
Dave Copp
Brian Sample
Dave Carahasen
Dave Carter
Kai & Josh

And many others who do things daily to make the pools better, cleaner,
safer and truly give their all to this Community!

LEGISLATIVE UPDATE

During the 2021 Legislative session, two bills were passed that require changes to our covenants, resulting in an update to our rules and regulation. The state wide effective date for these regulations was September 7th.

HB 1029 specifically protects the application of non-vegetative turf in BACK YARDS. The Architectural Control Committee (ACC) is working with companies to determine what non-vegetative turf will be approved upon request to the ACC. When determined, an article will be published in the newsletter.

HB 1031 addresses homeowner's freedom of expression, specifically stating that flags and signs cannot be prohibited by an HOA, except for advertising signs. That regulation will not change. The law does allow the HOA to limit the number, placement, and size of flags and signs.

Homeowners are now allowed to have no more than 3 (three) signs and 3 (three) flags on their property to include displays in windows. Signs can be no larger than 5 (five) square feet. This rule will be enforced by the HOA starting October 1st when this Newsletter is received.

For questions, concerns, and/or clarifications, please email hylandgreenshoa@gmail.com.

Need A Lift?



October 17th -- 6am- 10am

Join us for the fun!!

Balloon Ride - Pancake Breakfast - Coffee & Juice -
Come and see the balloon take flight!!

Location: Arbor House at Maple Grove Park

14600 W 32nd Ave, Golden, CO 80401



Brought To You By:
Valerie Skorka Westmark

*Realtor, Broker Associate
100% Club, Platinum Club, Hall of Fame,
Your Hyland Greens Neighbor*

Cell: 303-981-0950

Email: Valeriewestmark@gmail.com

5440 Ward Rd. #110 Arvada, CO 80002
303-420-5352



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ALLIANCE**



MARK OF THE WEST

Treasurer's Report

To provide assurance and transparency to homeowners, the Board engages a CPA to conduct a yearly audit of the HOA's financial statements. The financial audit is an objective and independent examination of our associations financials and reporting processes. It is intended to provide reasonable assurance that the financial statements are presented fairly in accordance with GAAP (General Accepted Accounting Principles). The audit is also an excellent way for the HOA to determine if our management company is providing accurate accounting of our yearly activities.

For the last several years, James Moore & Associates, PC has provided this service to our association. The results from our 2020 financial audit were recently provided to the Board. While the audit package is quite lengthy, below is their opinion taken from the Independent Auditor's Report section:

"In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of First Hyland Greens Association as of December 21, 2020, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America."

Reserve Project Listing

FY2022

Item Description	*Estimate 2022
Landscape Refurbish/Repair--General	\$5,500
Tree Removal Trimming: Ongoing	\$6,000
Split Rail Fence: Replace Phase 1	\$5,000
Asphalt: Sm pool parking lot	\$32,500
Tennis Court Crack Repair	\$6,000
Sports Court Landscaping Rehab	\$10,000
Pool Equipment: Diving board	\$2,000
Covenant Update	\$15,000
Xeriscaping Consulting	\$5,000
	\$87,000

***Costs are estimates and projects will not be completed unless approved
by a majority vote from the Board during a monthly meeting**

2022 Operating Budget

First Hyland Greens Association Operating Budget

	FY2021	FY2022
	Operating Budget	Operating Budget
Revenue		
Homeowner Assessment	433,458.00	445,828.00
Miscellaneous Revenue	10,250.00	11,414.00
Total Revenue	443,708.00	457,242.00
Operating Expenses		
Management Fees	22,000.00	40,000.00
General Administrative Expense	25,000.00	24,000.00
Events/Social Activities	7,000.00	8,000.00
Insurance-Liability & Property	22,000.00	25,000.00
Landscape/Grounds Maintenance	60,750.00	67,262.00
Recreation/Pool Facilities	114,889.00	100,661.00
Technology	1,500.00	1,750.00
Utilities Expense	60,800.00	60,800.00
*Community Trash Service		
Participating Homeowner Fees	(52,910.00)	(58,676.00)
Community Trash Service Expense	52,910.00	58,676.00
*Total Community Trash Service	0.00	0.00
Total Operating Expenses	313,939.00	327,473.00
Revenue Less Expenses	129,769.00	129,769.00
Transfer to HOA Reserve Account	129,769.00	129,769.00
Net Operating Income/(Loss)	0.00	0.00

*The HOA has oversight of the Community Trash Service Program. Costs associated with this program are distributed only to participating homeowners.

finalthoughts...

A Reminder to Residents to be HOA Compliant:

ANY projects that you want to complete on the outside of your home MUST be approved by the Architectural Control Committee to ensure compliance with our Rules and Regulations. Please keep in mind there is an approved roof list for all roofing projects. Request forms are online on our website, Hylandgreens.org. The forms are also available from MSI. The forms, once completed, need to be submitted to MSI. NOTE, there are consequences to not having your project approved.

EXAMPLES: New roof, fence repair or replacement, any landscaping, driveway repair or replacement, deck repair or replacement, all exterior painting, any door or window replacement, solar systems, swamp coolers, etc. Please refer to the Rules and Regulations for all items.

Please call Lewis Moses at MSI with any questions. MSI's contact information is on page one of this newsletter.



In The Next Issue

October Meeting Minutes

Upcoming Holiday Activities

Annual HOA Meeting Information

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of weed control & lawn maintenance. To submit additions or changes please email valeriewestmark@gmail.com using the subject line "Helping Hand". Send all advertisement requests to Kbeyer@msiho.com to be forwarded to the Secretary. We would love to support the community!



Name	Age	Phone	Comments
Ben Schwartz	16	303-905-6979	Pet/house sitting, dog walking, lawn & snow shoveling. Neighborhood references available.
Layla Teague	16	303-549-9849	Babysitting, pet care, snow removal.
Elijah Huang	13	303-921-6770	Pet sitting, house sitting, snow removal, lawn mowing. Neighborhood references available.
Anthony Cobb	15	720-380-5651	Pet sitting, dog walking, lawn mowing & snow removal.
Edith Lindberg	12	303-718-9869	Pet/house sitting, babysitting, Mother's helper, dog walking & weeding.
Eliot Lindberg	14	303-718-9869	Bicycle Tune-Ups

Due to the current circumstances, all community events are subject to change as we adhere to up to date County guidelines. Please refer to the September Meeting Minutes for more information and watch your email for updates – FHG Board



October 2021 Hyland Greens Update

Monday October 4th – Taco Day

Monday October 11th – Columbus Day

Sunday October 24th – Pumpkin Party & Costume Contest

Sunday October 31st – Halloween

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

September 21, 2021

CALL TO ORDER:

The meeting was called to order at 7:06 PM, by Pam Moores, President. Board Members in attendance were Pam Moores, Tyler Urruty, Valerie Westmark, Kathleen Dodaro, Kevin Murphy, Allan Meers, Chuck Smith, Shirley Wade-Haywurst and Linda Mollard. Board Members Absent were Sandy Owens, Brittany Barnett and Johanna Zablocki. Mark Becker from MSI was present.

Introduction of Guests; There were no guests present for this meeting.

OPEN FORUM: There was not an open forum as no Homeowners were present.

APPROVAL OF PREVIOUS MEETING MINUTES:

- Kathleen made a motion to approve the August 2021 Meeting Minutes and Tyler second the motion. The August 2021 Minutes were approved with all Board members voting to approve.

Secretary Report

- Content is due for the October Newsletter on or before September 27th. Discussion was had about many items from this meeting that will be included in the October Newsletter. The size of some of the content was discussed to be enlarged and improve upon.

Treasurers Report

- The past two months financials were reviewed and discussed. It was noted that the past due accounts were down from June. Overall things are looking good. The perimeter fence is completely paid for. The operating budget was discussed. Options were reviewed and a decision was made. A motion to approve the budget was made by Tyler and second by Kathleen. All Board members present voted to approve the slight increase in dues to balance the Budget. The Board members discussed the value of our community and all that the HOA dues provide. Also discussed were all the increases in costs of doing business in general, water, materials, etc.
- The 2020 Financial Audit was reviewed, this is the Independent Audit conducted. There were no findings from this Audit of the Community. Tyler made a motion to approve the 2021 Draft Package. Linda second the

motion. All the Board members in attendance were in favor of this. Tyler will send language to the Secretary to share this report with the Homeowners for the October newsletter.

- The 2022 Reserve Project List was discussed. This will also be shared in the upcoming newsletter to give Homeowners an idea of projects coming up.

Manager Report

- 4688 Hyland Greens Place – Mark reported that the 6 feet tall weeds are gone. There are 12-16 violations per inspection to date on this property. There is work being completed on the exterior of this property currently, which all agreed was good to see.
- 10121 Yates Court – Mark also reported that this property is cited for violations on every inspection.
- Pam bought up a house on Zenobia. Other Board members expressed concern over the constant violations of RV's being parked illegally. Concerns were discussed over lawns that are non-existent, needing to be cited. Mark mentioned that Friday is his drive days in the Community and a new list of violations will be sent to the Board of what he is finding. It was discussed that Mark is receiving calls from Homeowners that are showing Good Faith and trying to work on their violations. Discussion was had to put in the new Covenants and Rules and Regulations language about chronic landscape offenders. Pam is checking to see if the HOA can impose fines sooner for repeat offenders.
- Lamp posts were discussed. There will be an article in the October newsletter about why we must comply with a lamp post, per the City of Westminster and the ODP. Discussion was had that in the new Rules, a shorter time frame might be imposed for compliance with a lamp post. Kevin is on track with this and states the ACC committee will help Homeowners keep better track of their lights.
- Shirley brought up a concern over rentals in the Community. Valerie offered to help Mark with determining how many rentals are currently in the subdivision and identifying which properties are rentals as it relates to violations, etc.

Architectural Control Committee

- Kevin announced things are going well. Kevin recently met with the ACC Volunteers and Mark to discuss the ACC software. Currently some roof requests are being denied due to unapproved roof materials. The lamp posts are a priority to the Committee. Discussion was had regarding the new State rule about artificial turf being allowed and Kevin is looking into samples of artificial turf for quality and design. An update to the new Covenants and new Rules and Regulations regarding artificial turf is being investigated by Pam.
- Kathleen gave Kevin a very nice compliment that he is doing a great job with the ACC Committee. Kathleen has noticed that Homeowners are much happier with this Committee.

Greenbelts Committee

- Kathleen reported that the fence repairs did not cause any recent sprinkler damage, which is good news. The lawn at the big pool is looking good, and Allan agreed. Kathleen stated she has been working hard to keep things conservative with the Greenbelts Committee.
- Discussion was had that the maintenance contract with Leo will be up in the Spring. Metco is still sending invoices to MSI, which are not being paid.
- Kathleen is in the process of getting quotes for tree removal of a cottonwood on the islands of 101st Ave. Two quotes are in the works and Kathleen states she is having a hard time getting companies to call her back to arrange a third quote. A Homeowner has called MSI to complain about a community tree that is touching her roof and needs to be removed. Discussion was had regarding these quotes, if they should include a deep root feed that needs to be completed to preserve the trees. This deep root feed needs to be completed in the Fall. Kevin and Linda suggested contracting trimmers in the off season might be a better rate. Kathleen expressed concern that the trees in need of trimming might not last during a first heavy snow, if not timed now. The tree bids are coming in prior to the next Board meeting and might need to be an email vote.
- Pam brought up Volunteers possibly being able to help with the trimming of the trees and removal. Kathleen states they are too large, and Allan confirmed a cherry picker would be needed to reach some of the branches.
- Linda provided a photo to the Secretary for the October newsletter of our Volunteer Bob Belden trimming bushes at the Big Pool. A note will be going out in the newsletter to encourage Homeowners that might be interested in helping Bob with various projects around the Community. It was suggested that these Volunteers work hand in hand with the Greenbelts Committee for budget, ideas and execution of projects.
- Pam suggested some Greenbelt projects be put off until next year to save some money.

Pools Committee

- Allan announced that there are 249 days left until the pools open. The dog swim was a success. The pools are covered but not fully winterized yet. Allan provided stats and stated that this past Summer was a record year for attendance at both pools. Even with records breaking, the pools were still not at their full capacity. The gate guards were commended for doing their job. Allan gave an example that on September 11th, 20 kids came to the Big Pool without waivers or an Adult, they were not allowed inside. Allan also stated 7 adults came to the Big Pool that did not live in the neighborhood and tried to get in. They were denied access of course. The complaint was that they thought this was a Public Pool. Allan mentioned that the pool signs need to be updated to state Private Pool.
- The new pool maintenance contracts were reviewed and discussed. Some pool work needs to be done, caulking, replacing of lights, etc. Allan states that the pool costs hardly went up; \$9690 for the Big Pool and \$7200 for the Small Pool. What did increase for the pool were the chemical costs. \$4875 for the Big Pool and \$3750 for the Small Pool. It was noted however that the Pools did come in under budget even with the rising costs.
- Allan made a motion to approve the maintenance contracts with APM. Kevin second the motion and all of the Board in attendance approved this. A question did come up about completing work in 2021 on a 2022 contract. Allan explained by signing the contracts now, maintenance work can be started, and he is able to lock in on the

chlorine prices and pool products now. The new diving board will be installed by the pool company for next year.

- Discussion was had to publish in the October newsletter a thank you to all of the volunteers in the Community that helped with getting the pools to open and 4th of July. Board members were asked to email Valerie with the names they know of to be mentioned in the newsletter.

Activities Committee

- Linda announced that the Activities Committee has organized a Pumpkin Patch Event at the Small Pool on Sunday October 24th from 12 to 3. Kids will be able to pick up a pumpkin. An announcement will be made in the October newsletter for this event.

Communication and Tech Committee

- It was discussed that an Ad be run in the October newsletter, full page, for a tech person for the community. A post on the community Facebook page was suggested as well. If the Board cannot find someone for this, the duties may have to be turned over to the Management Company.

New Business

- Linda brought up the Sport Court project that was discussed by the Board in 2018. This consists of new rock, mulch, river rock, etc. along the Sport Court area. Linda presented to the Board Bob Belden's design and estimated the total cost to be \$2500. Discussion was had that before the Board could approve this dollar amount for the project, further research was needed on the cost of rock and an email vote would have to be conducted for this project.
- The Annual Meeting was discussed for November 18th. Three venues were considered. It was decided the best value is the City Park Rec Center. An announcement will be made in the October and November newsletters as to the date, time and location. Discussion was had as to refreshments, seating, equipment, etc. There are two open seats on the Board and 5 are up for renewal on the Board. Linda discussed with Mark MSI procedures for the meeting in regard to mailing, Proxy, Homeowner's List, etc.
- A Draft of the Covenants to go out with the annual meeting notice was discussed.
- Annual Meeting and Budget Meeting minutes from November of 2020 to be finalized by the Secretary.
- Insurance renewal was discussed and possibly needs to go out for bid this year.
- It was noted that Dave Glabe has been a great help to the new Rules and Regulations Committee as these are moving along as are the new Covenants. By the October meeting there should be a draft available to review.

- Shirley did confirm that the fence is final and paid in full.
- Pam stated to MSI that the trash letters need to go out by November 1 to be paid by December 1. Another reminder about trash will be run in the October newsletter.

Unfinished business

- Water usage in the Community – to be discussed at the next meeting
- Tennis Court Repair – Moved to the 2022 Reserve Projects

Executive Session

None

Next Board Meeting Date and Time

October 19, 2021, at 7:00 PM. Mark commented that at this time, MSI would like to continue meetings on Zoom, however, Mark states his preference would be to meet in person. A reminder to all that there is not a Board meeting in December and there is not a January newsletter.

Adjourn

Linda made a motion to adjourn the meeting and Tyler second the motion. Meeting adjourned at 9:35 PM.