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*Neighborhood Trash Information*

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**First Hyland Greens Monthly Newsletter**

# November 2021

## **Your Hyland Greens Board**

Pam Moores, President, 2021

[president@hylandgreens.com](mailto:president@hylandgreens.com)

Open Seat, Vice President,

[vp@hylandgreens.com](mailto:vp@hylandgreens.com)

Valerie Westmark, Secretary, 2021

[secretary@hylandgreens.com](mailto:secretary@hylandgreens.com)

Tyler Urruty, Treasurer, 2022

[Treasurer@hylandgreens.com](mailto: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

Dave Glabe, 2022

## **November Annual Meeting**

**Please join us for the First Hyland Greens Budget Presentation and Annual Homeowner's Association Meeting to be held in person on:**

**Thursday November 18th 6:30 PM at the Westminster City Park Rec Center – 10455 Sheridan Blvd.**

**Be sure and sign up, [www.hylandgreens.org](http://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](mailto:mbecker@msiho.com)

720-974-4140

# MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER OCTOBER | 2021

## Valerie Skorka Westmark

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

Office: 303-420-5352

ValerieWestmark@gmail.com

MarkoftheWest.com



As colder winds have begun to blow down from the Front Range foothills, some even treating us to small flakes of unique shapes, we have proof that summer is good and truly over. With it, the real estate market moves swiftly into the last quarter of the year. Taking a quick look backward can set our sights on the most likely direction going forward.

For those with property to sell, the slimmer than slim inventory continues to offer substantial equity gains and speedy sale times. Particularly when the price is valued per the current market and the property is in good sale condition. Many took advantage of these conditions, giving the Broomfield & Westminster marketplace 311 homes available to choose from in September.

Mortgage interest rates, rising only slightly in the preceding 30 days, fueled affordability which inspired 301 to choose and close on a new home during the same time in Broomfield & Westminster. The tide of ready, willing, and able buyers has not abated, so the fast turnaround time averaging 14 Days on Market should surprise no one.

The numbers from the National Association of REALTORS® are showing that the summer market slow down has not slowed the speed at which homes are selling. NAR's chief economist Lawrence Yun is convinced that sales would be at much higher levels if only there was inventory available to satisfy the buyer demand. This is a refrain we've been singing for quite some time.

One positive to encourage prospective home buyers is the pace of new construction. New home construction is up almost 18% year-over-year, and permits for further new builds have increased over 6% month-over-month. More homes to choose from will increase choice overall, help balance sale prices, as well as lower stress levels for potential buyers.

Speaking of affordability, talk of high-climbing price trends may cease when inventory levels return to a more balanced situation. Currently, we saw an average sales price of \$587,991 in the September Broomfield & Westminster market. Still a jump up from last September's average of \$498,762, but as we see a return to what is considered "normal" activity, we may see the real estate market making similar adjustments.

Adjustments are on the menu with most mortgage lenders too. Most expect a somewhat calmer market pace than what was experienced through the spring and summer.

Rates have been in a state of flux for about 60 days, with credit availability increasing from August through September close to 4%. That increase means more buyers have found it easier to obtain a mortgage loan and the expectation is that will continue through the end of 2021.

All current trends indicate a strong, healthy real estate market throughout Colorado. Contact any of our 800+ RE/MAX Alliance Associates in any one of our 24 local offices for all the details to create your next stress-free, successful real estate sale or purchase.

### Stat Check

2020	2021
New Listings	
298	311
Number of Units Sold	
293	301
AVG Days on Market	
21	14
Average Price	
\$498,762	\$587,991

## ROOFS ARE IMPORTANT

Hyland Greens is fortunate in that we have a homeowners' association that protects the value of our homes. The covenants address roofs to provide the necessary protection to ensure that the neighborhood has a "harmony of external design" with adjacent properties. This is a good thing since there are more than 450 roofs in the neighborhood. Imagine what Hyland Greens would look like if all the roofs were brilliant chartreuse and bright orange.

Since roofs don't last forever, the association has established guidelines that you can use to choose a roof that you like and is harmonious with your neighbor's roof and other roofs in the community. These guidelines are easy to comply with since it includes examples of roofing colors and suggestions for the types of roof that will result in neighborhood harmony.

In addition to color, there are a variety of options for the roofing material, including fiber-cement products, steel granulated products, cement tile products, and enhanced, heavy dimensional, premium asphalt products. Recently, solar panels have developed to the point where they will also be acceptable. Since this is a new development in the roofing industry, the Hyland Greens Board is investigating these developments and creating guidelines for their application in Hyland Greens to ensure the panels are in harmonious agreement with the intent of the covenants. In the interim, the Architectural Committee will carefully use the existing guidelines to determine the acceptability of the solar panels for our neighborhood.

What all this means is that when it is time for you to replace your roof, plan ahead so you can give the Architectural Committee time to review and assist you in improving the appearance of not only your home, but the rest of the community. Advise your roofer that while there are extensive options for the type of roof, there are also reasonable limitations. In other words, if your roofer suggests a chartreuse standing seam metal roof or perhaps a thatch roof, you can remind him/her that there are limitations and consulting with the Architectural Committee would be an excellent idea.



# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

NOVEMBER 2021



**Envision Home Team**  
Eric and Beth Ann Mott, Wendy Atkinson,  
Kent Davis and Gina Bradshaw  
720-600-2375  
[info@envisionhometeam.com](mailto:info@envisionhometeam.com)  
[www.envisionhometeam.com](http://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.

## HOMEOWNERS' ADVICE



## FALL HOME CHECKLIST

As the weather starts to cool, we can feel Fall in the air and that signals time for home maintenance before the snow flies and the ground freezes. Here are some helpful reminders to prepare your home:

1. Gutter Cleaning - use an old plastic spatula to clear debris.
2. Check your detectors, both smoke and carbon monoxide for operation, and change batteries.
3. Fertilize and water your lawn as this provides energy and nutrients before the grass goes dormant. Choose a fertilizer that's labeled 4-1-2.
4. Aerate the soil, allowing air and nutrients to enter.
5. Cut your grass short - @2 inches after raking dead leaves. This will reduce the chance of snow mold forming.
6. Winterize your sprinkler system.
7. Detach and drain garden hoses from outdoor faucets.
8. Change your furnace filter.
9. Clean out gutter spouts of fall leaves. A plumber's snake is a great tool to use.
10. Clean and store outdoor furniture.

These helpful tips will have your home and lawn ready when winter arrives.

**MIRROR MIRROR**  
on the MIRROR  
wall... Who has the  
**UGLIEST SWEATER**  
of them all?



**Come pick up your pie and  
wear your ugly holiday sweater!**

This Thanksgiving Season,  
Envision Home Team would like  
to show our gratitude to you  
by giving you a **FREE** freshly  
baked Apple or Pumpkin pie.

**Mon. Nov. 22, 2021**  
**5:00 - 7:30 pm**

11990 Grant Street, Suite 500  
Northglenn, CO 80233

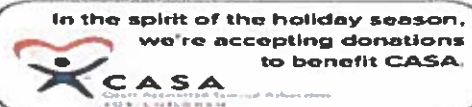
Ugly Sweater winner will be announced at 7pm  
Light refreshments will be served

RSVP with your pie choice to:

[info@envisionhometeam.com](mailto:info@envisionhometeam.com)

**720-600-2375**

You must RSVP to receive a pie.







## Holiday Season 2021

Dig out your Lights, Santas, Rudolphs, Snowmen, Trees, Ornaments, Wreaths, Angels, Blow-Ups & HO HO HO Stuff!

Your HOA Activities Committee is going to have a panel of Judges drive our neighborhood on December 17th & 18th to choose three Homes to win gift cards for Best Decorations! No need to enter, the Committee will consider every house in the neighborhood decorated as entered! Light those lights, top the trees & deck the halls!



## *Wishing You A Happy Thanksgiving From Your HOA Board*

The Pumpkin Patch event was a great success! It was enjoyed by all! We had 100 pumpkins that were painted by the kids. The table that the pumpkins sat drying on was a display of rainbow colors! Each child got to pick their own pumpkin and just enjoyed the painting!

In addition, we had free cotton candy, apple cider, water and cookies.



The children got to "Guess How Many" Lego, Buttons and M&M's. Luca won for his count of Buttons, Matt won for his guess of Lego and there was a three way tie for the guess on the number of M&M's in a jar. The tie was between Maddie, Taylor and Sam. Each child won a \$5 Walmart gift card. There was a "Spin the Wheel - Win a Prize" table and a place to get a Halloween tattoo. Prizes were given for costumes, similar to the 4<sup>th</sup> of July event.

Five people donated their time with Trunk or Treat vehicles. We thank Ed, Kara, Erin, Erica and Jamie for their amazing efforts.

We also want to thank the Volunteers. It took a great many people to make this work, from the person with the truck who picked up the pumpkins, those who helped set-up, those who worked through the event and those who helped clean up. Our sincere appreciation to: Jess, Linda Erica, Janell, Monica, Chuck, Brent, Chris, Duffy, Sarah, Ashley, Rani, Nick, Steve and Caleb. If we forgot to mention someone, we still thank you and forgive us.

We are hoping to hold the event again next year. If you want to Volunteer to help, plan on it! If you have good ideas, email us at [Hylandgreenshoa@gmail.com](mailto:Hylandgreenshoa@gmail.com).

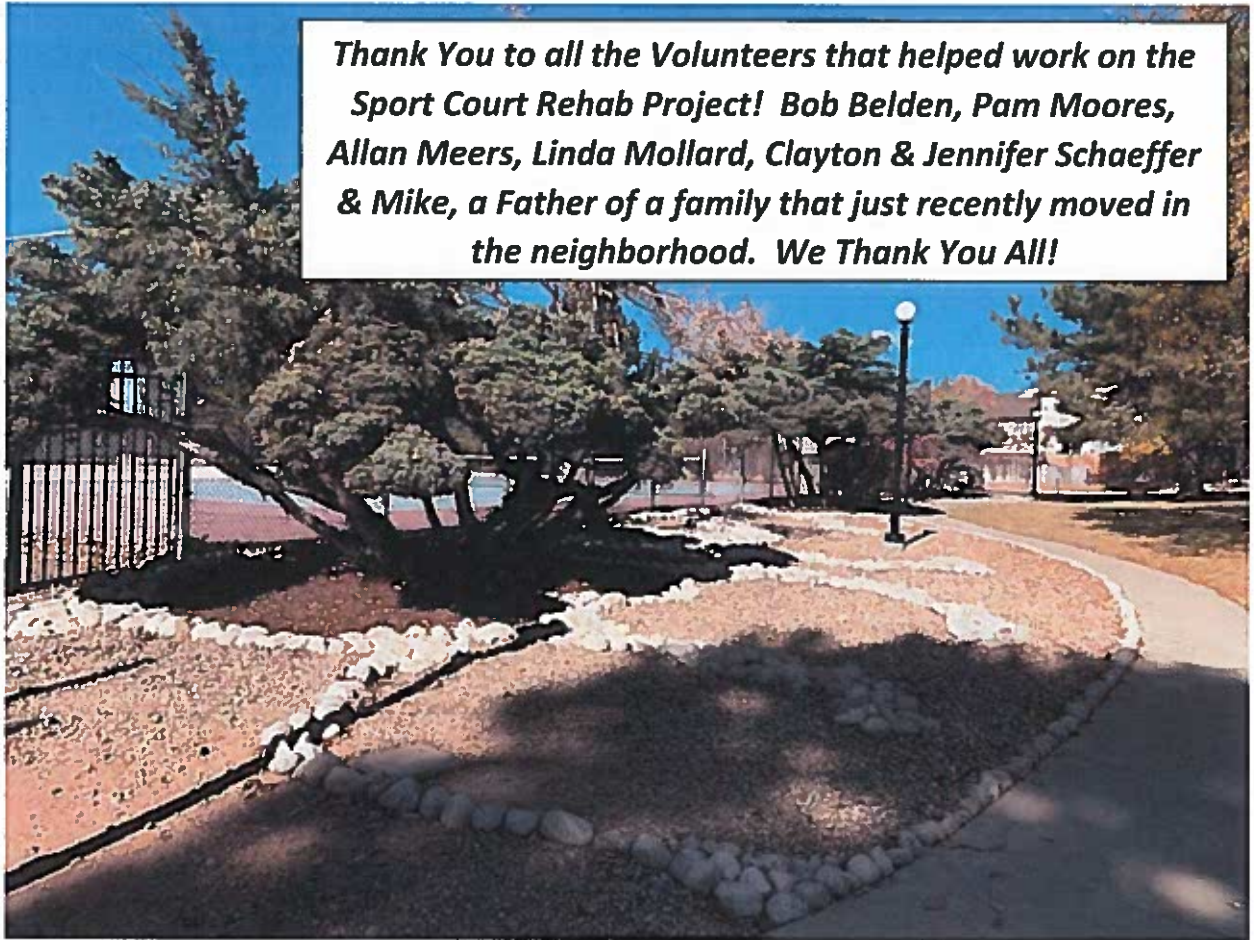
## **Care Guide**

### **Signature Stone Privacy Fence**

## **Remember, this Fence Belongs to the HOA, not the Homeowners**

- Keep landscaping pressure away from the fence. The bottom panels already have the most weight on them. Additional pressure may cause cracking/breaking. I.e., Do not use fence as a retaining wall.
- Do not let plants, particularly vines, grow on or near the fencing. They can grow through the panels causing separations and breakages.
- Do not hang heavy items from the fence, this could cause cracking/breaking in the panels.
- Do not drill into the fence. This can cause cracking and allow the introduction of moisture in the interior of the product which can lead to cracking and rusting.
- Do not tie trees or anchor anything to the fence posts. This can cause leaning in the posts over time.
- If the fence needs to be cleaned, a garden hose or power washer used at a reasonable distance are the preferred methods. A concrete cleaner with a mildly abrasive scrubber can be used to remove tough stains.
- Do not use harsh chemicals to clean the fence, as this may alter the coloration.
- Failure to comply with these guidelines may result in the forfeit of the warranty provided by Signature Stone.





***Thank You to all the Volunteers that helped work on the Sport Court Rehab Project! Bob Belden, Pam Moores, Allan Meers, Linda Mollard, Clayton & Jennifer Schaeffer & Mike, a Father of a family that just recently moved in the neighborhood. We Thank You All!***



***More Volunteers at Work!***

***Here is our Pool Chair Allan Meers working on the Diving Board at the Big Pool with Allan's Son Nathan and another incredible Volunteer that does so much for our Community, Dave Boepple.***





**I will sell your home for 4.5%!**

**Tammy Galloway**

**720-934-2532**

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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](http://www.gallowayrealty.net)**

**[winner1726@msn.com](mailto:winner1726@msn.com)**

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# finalthoughts...

## TRASH TALK

Annual Trash renewal is upon us! You will receive the letter in the mail any day, and have until November 22 to:

1. Enroll if not already using Waste Connections through our neighborhood program
2. Cancel enrollment if you no longer want to participate in this benefit.
3. **DO NOTHING** if you want to continue the trash service in 2022

The annual payment is due December 1, so watch for that bill and please pay timely. Payments not received by December 10th will force immediate cancellation of your trash service.

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](mailto:valeriewestmark@gmail.com) using the subject line "Helping Hand". Send all advertisement requests to [Kbever@msiho.com](mailto:Kbever@msiho.com) to be forwarded to the Secretary. We would love to support the community!



## In The Next Issue

Upcoming Holiday Activities  
Community Updates

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	14	720-450-1795	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 October Meeting Minutes for more information and watch your email for updates – FHG Board*



## November 2021 Hyland Greens Update

Sunday November 7<sup>th</sup> – Daylight Saving Time Ends

Thursday November 11<sup>th</sup> – Veterans Day

Thursday November 25<sup>th</sup> – Thanksgiving Day

Sunday November 28<sup>th</sup> – Hanukkah

LOOKING  
TO SELL?



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HYLAND GREENS  
**NEIGHBOR**  
VALERIE WESTMARK

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**FIRST HYLAND GREENS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

**October 19, 2021**

**CALL TO ORDER:**

The meeting was called to order at 7:02 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, Linda Mollard, Brittany Barnett and Johanna Zablocki. Board Members Absent were Sandy Owens. Mark Becker from MSI was present.

Homeowners present were Dave Glabe, Kurt Ronsen and Judy Valdez.

**OPEN FORUM:**

- 4688 Hyland Greens Place – It was discussed that this property showed up on the Zillow website as a Pre-foreclosure listing. Dave Glabe reported that there is new grass at the property. Nothing else to report.
- 10121 Yates Court – Pam stated that there is no recent update for this property.
- There was a Homeowner present expressing concern over their backyard property that backs to the Greenbelt area that is impacted by the drainage from the Hyland Hills golf course. Kathleen stated that she contacted the City about this issue last February and just this past August, and most recently within the past two weeks. Kathleen stated their most recent response to her email was that they now had postponed the project again and would probably not be able to finish before the end of Winter. Kathleen also stated Matt has been working on this issue diligently over the past few months by contacting the Mayor, City Council and Hyland Hills. It was suggested that the Board Attorney write a letter to the City and Hyland Hills to help with this in the recent past. Kathleen continued that when she received the latest notice of the delay, she contacted Pam and asked her to contact the Attorney, hoping that we could get a letter written to the City and to Hyland Hills to start expediting the situation. Pam indicated that she has been in touch with the Attorney, and this was not the HOA's responsibility. Pam advised the Homeowner that they should try to negotiate with the Golf Course. The Homeowner expressed his frustration over the situation. Discussion of the last recollection Valerie had, was that Kumar and Associates had conducted their engineering tests and results had not yet been provided. Kathleen added that Hyland Hills had already taken responsibility for the drainage/seepage issue and added this issue is costing the HOA more funds in landscaping costs. The area behind the Homeowner's house is too wet to mow and must be hand trimmed. The mowers sink into the ground and cannot continue along the Greenbelt to

now, Kathleen pointed out. Valerie confirmed this, as she has personally met with the Homeowner in the past, that this is a large area that backs to the Greenbelt. Pam stated that she will investigate getting more information about the Engineer Report that was completed.

- A Homeowner was present to discuss Teenagers in the Tot Lot. She stated that fireworks are being set off, happening long after the 4<sup>th</sup> of July, and she has called the police. The Board stated to her that this is the right thing to do, as this is not an HOA responsibility, and the police should be involved if she feels this is a dangerous situation. The Homeowner feels that it is not safe, and fires could be caused. Allan suggested the Homeowner might want to think about putting up cameras to catch the Teenagers and the Homeowner stated that she does have the Teenagers names and gave them to the Police. The Homeowner also pointed out excessive apples along the Greenbelts and branches needing to be trimmed. Pam acknowledged the Homeowners requests and complaints. Kathleen offered to investigate the branches and apple tree in question of the complaint.

#### **APPROVAL OF PREVIOUS MEETING MINUTES:**

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

#### **BOARD BUSINESS:**

- Dave Glabe expressed interest in wanting to immediately move from a Volunteer position on the Board to an Active Board Member with a One Year Term. Linda made a motion to approve this and Kathleen second the motion. The Board passed this motion unanimously. Dave will continue to write for the Newsletter unofficially named Rules and Regulations Corner.

#### **Secretary Report**

- Content is due for the November Newsletter on or before October 28th. Discussion was had that a new feature be added to the Newsletter; Letter to the Editor or Residents Submission, as the Secretary is receiving content to be placed in the Newsletter from Homeowners. This needs to be recognized as content from Homeowners and not content from the Board.

#### **Treasurers Report**

- Tyler stated that the September financials are not available at this time. Tyler will email the Board and go through the financials at a later time. Tyler announced that this meeting is his last regular Board meeting, and he will be at the Annual Meeting to present. All on the Board thanked Tyler for all he has done on this Board and the tremendous hours he has put forth for our community. Tyler recommended a full Reserve Study be done in the near future as one has not been completed in the past four years. Tyler will be turning in all of his financial workbooks to the Board and has offered to help mentor anyone that would like to take on the Treasurer position.



### Manager Report

- Mark gave Tyler a huge compliment as being one of the best he has seen on Boards that he has represented.
- Mark states he has been getting a lot of cooperation from Homeowners regarding violations. The focus in the Community right now is on lamp posts and signs. There have not been too many violations recently regarding trash cans. A Violations Report did go out to the Board for review.
- The Annual Meeting Announcement/Notice was sent to the Homeowners timely.

### Architectural Control Committee Report

- Kevin stated the Committee is doing very well with the Volunteers of Chris Traynor and Jon Westmark. Kevin stated to Pam that he does not anticipate needing any further Volunteers at this time. The Smart Webs are designed to work with 3 approvals and Kevin feels with the Community Manager involvement, if needed, he has this covered.
- There was discussion of a property that has an expired HOA ACC approval presently with two different types of siding. The original design request was from 2019. A letter is being sent to the Homeowner asking to complete the project.
- Kevin discussed that shingle colors seem to be the biggest reminder to the Residents submitting roof requests. Dave offered to write for the Newsletter an update on approved shingles.
- Kevin will bring up the Astro Turf again in the Spring. Kevin is going to watch the Home Shows coming up in the Spring for ideas as well.

### Greenbelts Committee

- Kathleen updated the Board and provided a written report for the Board, regarding the canal clean up issue that started in February of 2020. In the Summer of 2019, the Tributary Channel was cleaned. This is the channel that flows from East to West starting at approximately Wolff St. and 102<sup>nd</sup> Ave. Once this project was completed in March of 2020 it was discovered that the flow going into the canal was blocked. Kathleen went on to explain that at this time Jacob Moyer stated that FHG is responsible for this area from 101<sup>st</sup> Ave North to the Tot Lot. John Van Royn was involved at this time and stated that cleaning the canal is a must. In April of 2020 both Valerie and Kathleen received bids to clean the canal in the amounts of \$70,000 from Metco and \$80,000 from Paver Savers. Kathleen explained because of COVID the work could not be completed in the summer of 2020 as planned.
- Kathleen continued that in January of 2021 the Golf Course released contaminated materials into the Canal. Matt, Chuck and Kathleen were asked to meet with the officials from the Golf Course and the Parks Division. They admitted that the release was a problem and accepted responsibility for it. Kathleen stated they indicated that because we had not cleaned the cattails, in the area of the canal that we were responsible, the flushing of the canal was not possible. Kathleen explained there was an immediate need to clear the cattails. Matt did get

involved with the Mayor and was able to have the City claim some of the responsibility for this clean up work. Kathleen was able to negotiate a City Grant in the amount of \$15,000 if the work was completed very soon, saving the Board \$19,000. This North section of the canal continues to be FHG responsibility, Kathleen continued to explain, stating that the Board needs to keep on top of cleaning the cattails out of the canal. This summer, Kathleen did have the landscape company, Leo, place safe chemicals to keep the weeds and the cattails down, so good flow can continue. Discussion was had that Volunteers cleaned up the canal 20 years ago, as both John Van Royn and Bob Belden shared with the Greenbelt Committee last year that this was FHG responsibility. A copy of the ODP was in the packet and briefly discussed. Pam stated that she is concerned Leo Landscaping has not cleaned up the dead weeds and Kathleen said she would look into it.

- Kathleen stated that she has been printing and delivering Newsletters to Homeowners that are requesting a paper copy of the Newsletter and she does not wish to do this any longer. Valerie has volunteered to take this over starting with the November Newsletter.
- Kathleen reported that the Fall clean up has started, sprinkler systems are getting drained. She will be working with Leo to apply snow melt early along 104<sup>th</sup> to avoid future problems with the snow load and removal. It was discussed that it is the HOA responsibility to keep the 104<sup>th</sup> sidewalk clear. Signs will be installed again this year that state icy conditions exist and to use caution.
- Kathleen states that the small pool parking lot has a trip hazard that she is keeping an eye on. There might need to be a temporary ramp placed in the Spring in this area.
- Kathleen presented 2 tree trimming bids from Arbor Tech and Front Range. Leo's bid would have been the third bid and it came in too high to complete. The bids are for trimming the two large trees on the 101<sup>st</sup> Ave. Island. Arbor Tech was the winning bid. Kathleen made a motion to approve Arbor Tech and Tyler second the motion. The Board past this unanimously.
- Pam gave an update on Bob Belden's project at the Sport Court. She thanked everyone for their help and all though the project is not completed yet, it is looking good. Discussion had to place in the November Newsletter a thank you to all of the Volunteers.

#### Pools Committee

- Allan stated that the diving board was worked on at the Big Pool. Valerie was sent a photo for the Newsletter showing the work being completed. The pools are 99% winterized with new caulking being completed. Allan states this is good maintenance to be done to help extend the life of the pool and delay the rebuilding of the pool.
- There are 222 days until the pool opens.

#### Activities Committee

- Linda reminded everyone about the Pumpkin Patch happening at the Small Pool on Sunday the 24<sup>th</sup>. The event will be from 12 to 3 with a Costume Contest at 2. There will be approximately 100 pumpkins to give away that



the kids can paint at the event. There will be cotton candy, cider, popcorn and a possible Trunk or Treat. Johanna asked if a reminder can be sent out on the Facebook page and Valerie offered to do this.

- The Christmas Light Contest was discussed, and Linda said she would mention this to the Activities Volunteer.

#### Communication and Tech Committee

- Pam asked Linda if anyone had responded to the call for help on this Committee. Linda stated no one has replied to the Newsletter ad.

#### New Business

- Tennis Court Repair will be discussed at a later time carried over from the last meeting.
- Discussion took place regarding the Annual Meeting. There are five 3 year positions to be filled, one 2 year position to be filled and one 1 year position to be filled at this time. A slide show at the meeting was discussed for various photos of events around the Community.
- Discussion was had about the trash service letter to go out to the Homeowners. There is no increase in trash service this year. Clarification is needed as to when the bill goes out and how long a Homeowner has to pay the bill. Pam will clarify and have a report for Valerie for the Newsletter.
- The Board agreed with Pam's suggestion to meet prior to the Annual Meeting to review notes for the meeting.
- There was a complaint from a Homeowner that has damage to her property from the new fence. The Homeowner had written a letter to MSI in July, but the Greenbelt committee was never notified. Kathleen indicated that she found out about this two days ago and would be investigating this situation. Further discussion was had that a letter needs to be created and sent to the Homeowners that back to the new fence to report any damages, problems, etc. now to the Board. Also in this letter will be a reminder that the new fence does not belong to the Homeowner's, it belongs to the HOA. Any damage caused to the fence will be enforced as a Homeowner's responsibility.
- The new Covenants were discussed. They are still being reviewed by Legal Counsel and the Board. The Board needs more time to review and decided these are not ready to be delivered at the Annual Meeting. The January meeting will resume the discussion of the new Covenants and Rules and Regulations.

#### Executive Session

The Board continued with Executive Session.

#### Next Board Meeting Date and Time

November 18, 2021, at 5:00 PM the Board Members will meet in person prior to the Budget Presentation Meeting at Westminster City Park that begins at 6:30. The Annual Board Meeting will begin shortly after this Budget meeting at approximately 7:00 PM.

Adjourn

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