

HOA Meeting Minutes
November 9, 2023

Marty Hartley, Vice-President, called the meeting to order at 6:31pm at Deer Creek Church.

Board members present: Amanda Gomez, Marty Hartley, Mark Meihaus, Dani Crane and Ryan Bing.

Residents present: 3 residents

ACC PROJECT REQUESTS:

Project requests approved via email vote since last meeting and confirmed:

- South Yukon Court – Storm Door
- West Chestnut Drive – Roofing
- South Pierce Way – Painting
- West Walden Avenue – Landscaping
- West Clifton Avenue – Roofing
- South Upham Street – Fencing

Community Forum: None

Approval of the Minutes: The October minutes were approved unanimously.

Treasurer's Report:

- Board reviewed the monthly income, expenses, and balances for October, 2023, as submitted by Mark Meihaus.
- Board approved the 23/24 budget which included the minor reduction in the Clean-Up day line item.
- Mark clarified that the annual dues are attached to the property, versus the owner, in the current tracking database.

Dues Report: Presently, 278 (36.6%) of households have paid their annual HOA dues compared to 238 (31.3%) last year.

Special Events:

- Dumpster Day – nearly filled two 40-yard dumpsters and filled two truckloads for metal recycling.
- Halloween decoration contest – Awarded gift cards to 1st, 2nd, 3rd place winners and two honorable mention winners.
- Santa Visit (Winter Festival) is scheduled for December 1st, from 4:30 – 6:30 at Dairy Queen.
- Fall Festival – rescheduled due to weather. Reviewed “lessons learned” from this year and will incorporate into future planning.
- Board expressed appreciation for the Chairs of this committee and will help ensure support and volunteers for future events.

COHOPE:

- Fiber installation/DirectLink – Company selected from formal county procurement process. Installation in front yards because of access. Some damage has already been repaired. Fiber optic installation projected – March, 2024.
- Jeffco Short term rental plan changes – on hold

Parks and Roads Committees:

- Park upgrades – may result in playground and/or path closures.
- Resident concerns regarding potholes have been submitted to Jeffco, which has been pretty responsive.
- CDOT has been contacted – “Welcome to Jeffco” sign and adding lines on the Kendall/Chatfield roundabout
- Foothills requires a permit for contractors having equipment on their property when working on houses

that back-up to the parks.

- Recommendation – adding language to the Project Request form regarding this requirement.

New Business/Action Items:

- Priority – Increasing community involvement, including improved communication and participation (i.e. events)
- Ryan volunteered to draft an email communication plan, which will be presented at the next meeting.
- Priority – Efficient/thorough system for managing updated addresses, dues, emails and phone numbers.
- Metal signs used to communicate HOA activities - will review cost estimates at next meeting.
- New Neighbor forms – Walt will follow-up on submitted forms for inclusion in the Scroll, as appropriate.

Old Business:

- Blockworker Appreciation Project (Brandon, Teresa, Charlotte)– meeting scheduled this month.
- Fiber Install/DirectLink – Ryan provided update from meeting with County Inspector. Confirmed installation is an utility and being installed in the easements.
- Residents can report concerns and submit damage claims during the next 2 years. i.e. related damages discovered in late 2024, can be reported.
- Residents should contact DirectLink regarding damage claims/concerns. If dissatisfied with resolution, resident can contact Jeffco.
- Reference material will be uploaded to the HOA website.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Brandon will send emails to Board members of possible violations and how to be consistent.
- Board reviewed status of Stage 3 and 4 violations. (Three have been closed.)
- Marty suggested sending acknowledgements to residents who have resolved their violations and will provide samples for the next meeting.

The next HOA Board meeting will be December 14th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 8:02 pm.