

HOA Meeting Minutes February 8, 2024

Brandon Moore, President, called the meeting to order at 6:29pm at Deer Creek Church.

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

Residents present: 4 residents

ACC PROJECT REQUESTS:

Project requests approved during the meeting:

- West Otero Place – Painting and Venting Upgrades

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

- South Saulsbury Street – Front Security Door Installation
- South Vance Court – Roofing

Community Forum: A resident initiated clarification on board quorum/majority voting rules. Per the bylaws, a majority of board members must be present to be considered a quorum for transaction of business. If the board consists of less than 3 members, then all members must be present, with unanimity required on any board decisions.

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

Treasurer's Report:

- Board reviewed the monthly income, expenses, and balances for January, 2024 as presented by Mark Meihaus.
- Mark will check on the status of Scroll revenue. While these funds have been received previously, revenue has not been received in recent months.

Dues Report: Presently, 351 (46.2%) of households have paid their annual HOA dues compared to 371 (48.8%) last year.

Special Events:

- Easter event - March 30th, Wayside Meadow Park, "Rain or Shine", Time TBD. Announcement will be noted in the Scroll.
- Board will organize, with Teresa as the primary contact. Requesting additional volunteers via the Scroll.
- Dumpster Day – Evaluating feasibility of moving event to June.

COHOPE: <https://cohopejeffco.com>

- Short-term rentals – Colorado Senate Bill 24-033 "Lodging Property Tax Treatment" introduced, with voting probably in March. See <https://leg.colorado.gov/bills/sb24-033> for details. Jeffco planning on hold.
- Hospital (Wadsworth/Coal Mine) – renovation – medical offices
- RV Street parking – violations enforced by Jefferson County, contact Jeffco Planning & Zoning with complaints
- Direct Link concerns– Contact info will be noted in the Scroll

Parks Committee – Traffic and Streets Committee:

- No formal report. Current information will be posted in the Scroll for both committees.
- Speed Humps - Brandon reported on call with Jeffco. Speed humps cannot be self-funded, including by an HOA. Must comply with Jeffco rules/criteria for installation as they are responsible for maintenance, i.e. must have 1000 vehicles daily. Jeffco's recommendation – continued reminders in the Scroll and neighbor contact with Sheriff's department.

New Business/Action Items:

- Wayside Meadow trail damage – Caused by a SW Water contractor, who is responsible for repairs. (Timeline TBD). An update was posted on the HOA Facebook page. Board expressed appreciation to

Foothills for quick response, including on-site review, and customer service.

Old Business:

- New Metal Signs – Reviewed prototype, recommending some modifications. Marty will update designs and projected cost, sending to Board for email vote prior to the next meeting.
- Communication Plan – Ryan provided updates, based on research and contact with Smartweb. The platform does have functionality for emails, text/phone messages and sending letters. (Cost currently covered in our license agreement.) Ryan will contact Smartweb regarding some technical questions for discussion at the next meeting.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate. Stage 3 and 4 violations were discussed, with next steps unanimously approved.
- Board unanimously approved a generic invoice template to be used to collect legal fees caused by homeowners in breach of CKS/E covenants.

The next HOA Board meeting will be March 14th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 8:15 pm.