

Executive Summary – Elk Ridge Board of Directors Work Session

June 4, 2022, 10:00am

On June 4 ,2022, the Elk Ridge Board of Directors met to discuss several issues. Present were: John Baney, president; Charley Griffin, Vice President; Richard Klapper, Treasurer; Charlie DeJoseph, secretary; and Joy Bryant, at large Board Member and HOA Bookkeeper.

Issue 1: The terms for three of the current Board members expire this August. These members are Charlie DeJoseph, John Baney, and Joy Bryant. John asked if any or all incumbents plan to run this year. All three incumbents answered “Yes”, they intended to run again this year. A Notice of Election must be posted on the HOA bulletin board, but at the time of this meeting, the bulletin board, which was destroyed by wind, had yet to be replaced. John pointed out that the bulletin board would be replaced on either June 5 or June 6. It has since been replaced and the Notice of Election has been posted.

Issue 2: The Colorado legislature passed a new law (SB-1387) which affects how HOA’s do their Reserve Studies. This was scheduled to go into effect on July 1, 2024. We discussed having our attorney look over our Reserve Study to make sure we are following the new law. NOTE: Governor Polis vetoed this bill in the days following our meeting, making the issue moot.

Issue 3: We discussed modifying the Declarations to require some minimum ownership period before an owner may rent the property. We also discussed increasing the minimum rental period to 1 year from the current 6 months. Other issues include not allowing sublets and making sure we have sufficient means to enforce these changes. Changes to the Declarations require approval of 67% of the homeowners, so these changes will need to be approved.

Issue 4: John raised the issue of fence replacement along the north sides of units 51-56. The Board had previously suggested we hold off this replacement until 2023. That date was accepted.

Issue 5: John suggested we discuss homeowner assisted watering of shrubs at the Annual Meeting. We have noticed damage to siding due to sprinklers hitting the siding. A program is underway to move the sprinklers away from the siding. One problem with this is that shrubs near the foundations may not receive sufficient watering for them to survive. One suggestion is to ask homeowners to water these shrubs to keep them healthy. If shrubs are in a position where the sprinkler system can’t get adequate water to them to survive, and the homeowner doesn’t want to water them, they will be removed when they die, and no replacement will be provided. This will be discussed at the Annual Meeting.

Issue 6: One homeowner suffered a broken glass panel on one of the light fixtures beside the garage door. That fixture is no longer made. The homeowner had submitted an optional fixture to the Board for approval. The Board approved the fixture but suggested the homeowner choose a color which blended with the existing fixture of the attached unit. This would give a

more consistent appearance to the duplex units. It was pointed out that light fixtures are the financial responsibility of the homeowner.

Issue 7: Should we have a garage sale this year. Since we had one last summer, we will skip this year.

The following Landscape, Repair, and Maintenance issues were discussed:

Landscape, Repair and Maintenance

- Discussed concrete chipping & flaking on sidewalks in front of 33 & 34 with Carl. Follow up needed. CJM will repair at their expense.
- TruGreen followed up with new people to have a reservice done. Better communications. Redo weed and feed (dandelions).
- Roof repairs - #19 done, except trim board, #4, completed, #6 needs to be finished 75% done, #2, not started. #19 includes interior repairs. #4 includes minor interior repairs.
- CJM still needs to adjust all the sprinklers and check for leaks / problem issues. As a result, some sprinklers are not operating at this time.
- Ft Collins Tree will be out between June 6-8 for spring application on 3-5 spruce and all the ponderosa pines (Pine beetles)
- All replacement shrubs (winter kill) and new tree additions have been done, except unit 24. New tree, shrubs and grass will be added within the next few weeks
- Electrical – the HOA entrance lights and outlets. Karst Electric to repair. Relocate to LED above sign lights. Will attempt to bill back city for plow damage.
- Siding repairs – still need replacement boards on units 23, 24, 55
- Still working on fireplace chases on golf course row
- Unit #34 has requested additional landscaping work to be done on the existing rock retaining wall.
- It was also discussed how and when to repair damaged or dead areas of lawn around the complex. Timing and the extent of the repair is TBD depending on budget.
- NOTE: Greenleaf has raised their hourly rate by an additional \$5 per hour.

The meeting adjourned at 12:10pm.

Respectfully submitted,
Charlie DeJoseph
Secretary, Elk Ridge Homeowners' Association