

Executive Summary - Elk Ridge Board of Directors Work Session

August 14, 2020, 10:00am - 12:30pm

The Elk Ridge Board of Directors met on Richard Klapper's back deck to discuss a number of issues. Present were: John Baney, president; Richard Klapper, vice president; Charlie DeJoseph, secretary; Joy Bryant, newly elected Board member; and Charley Griffin, at large.

Before the meeting, John Baney emailed a proposed agenda to each Board Member. The following points were taken directly from John Baney's Agenda. Decisions for each action item are added here.

Issue 1: Election of Officers - Since Paul Harball did not run for re-election, the position of Treasurer was vacant. A brief discussion was held regarding who would fill this and the remaining positions. The following lineup was quickly decided upon:

- President - John Baney
- Vice President - Charley Griffin
- Treasurer - Richard Klapper
- Secretary - Joy Bryant
- Member at Large - Charlie DeJoseph

John then asked Charlie DeJoseph to give his key to the bulletin board to Joy and that Joy should also get a full set of keys (shed, bulletin board, dog poop bag dispenser). Joy volunteered to refill the bag dispenser. John stated that a number of homeowners have pointed out that someone from another HOA walks a large German shepherd without a leash and they have seen this man taking handfuls of bags from the dispenser. The leash issue is a city ordinance and anyone seeing the man should remind him of this. He suggested a sign on the dispenser asking people to only take one bag might be helpful. Joy said she would look into it. Richard pointed out that we store touchup paint in his basement, and someone should have key to his unit, in case there is a need for paint while he is in Texas.

Issue 2: New Signature Cards - All newly installed Board Members listed above must sign new signature cards at the bank and, in addition, Joy needs to fill out the paperwork to obtain a signature card.

Issue 3: Landscape, Repair and Maintenance

- John stated that one of the units needs to have a gutter relocated. This unit is also having a roof issue. John stated that he has called the roofer but has not been able to make contact. The gutter relocation is the same as some other units have had to have done. The estimate from CJM is the same as for the other units

and John asked if the Board was prepared to approve the expenditure. The Board unanimously agreed, and the repair was approved.

- A second unit has a small roof leak (a larger leak was already repaired). John has called the roofer but, so far, no contact.
- One of the units currently on the market recently had a home inspection and the inspector found two issues with siding. While the decision whether to actually repair the siding is at the discretion of the new owner, it is possible these repairs may have to be made. John stated the repairs were minor and it should not be too expensive.
- A unit has a water pipe in their driveway with a crushed cap. This repair was previously authorized by the Board and CJM is currently working on this.
- There are a series of sprinkler issues in the vicinity of three units. John asked the Board to approve the repairs since there are leaks in the area and this is wasting water. The Board unanimously approved the repairs.
- A unit asked permission to remove a juniper at their expense. The Board approved the action.
- We have a late-summer problem with some of our trees and they need to be sprayed. Unfortunately, this is an area-wide problem and all of the tree services we have contacted are “booked.” John is appealing to Ft. Collins Tree and he is hopeful they can fit us in.
- John has contacted Tru-Green to re-apply fertilizer to our grass. We contracted for one liquid application and he observed that application was granular. We are now having brown spots (some large), which may be the result of either poor application or granules vs. liquid. Tru-Green has agreed to look at the problem.
- Some sprinkler repairs, covered under warranty, are being done.
- Sprinkler heads along Wapiti Drive have been replaced to reduce the amount of water being wasted in this area. Due to the steep slope of the land, the old popup sprinkler heads were allowing water to run down the slope and into the street. New, rotor-type sprinkler heads should send the water higher up the slope and reduce wasted water.
- People who have no connection to our HOA have been seen parking next to the shed, probably to walk their dogs or overflow from church events. We will put up “Private Property No Parking” signs near the shed.

Issue 4: Other

- Joy will discuss golf ball issues with the other owners along the golf course. She will do this in the capacity as a fellow homeowner, not as a representative of the Board of Directors.
- A bear got into a bird feeder at Unit 7. Remember to bring your feeders in at night.

The meeting was adjourned at 12:30pm.

Respectfully submitted,
Charlie DeJoseph

Secretary (former), Elk Ridge Homeowners' Association