

Executive Summary - Elk Ridge Board of Directors Zoom-Meeting Work Session

May 14, 2020, 10:00am - 11:30am

The Elk Ridge Board of Directors met on Zoom to discuss a number of issues. Present were: John Baney, president; Richard Klapper, vice president; Charlie DeJoseph, secretary; Paul Harball, Treasurer; and Charley Griffin, at large.

Before the meeting, John Baney emailed the following documents to each Board Member:

- 1) The meeting agenda.
- 2) Photos showing some of the water drainage issues.
- 3) Photos showing sidewalk damage throughout the HOA.
- 4) Photos of broken/damaged water department pipes and caps.
- 5) Photos of landscaping issues.
- 6) Photos of the entrance area at Wapiti Drive, where placing 2-4" river rock might improve the look and ease of maintenance of the area.
- 7) A series of estimates by CJM Services for a number of projects in the HOA. These will be discussed below.

The following points were taken directly from John Baney's Agenda. Decisions for each action item are added here.

Issue 1: Annual Meeting (August 8th?) - A go or no go, that is the question (COVID-19)
Board members agreed that it was probably not be a good idea to have the Annual Meeting this year. After some discussion, it was decided to table the final decision until next month after seeing if the situation changed.

Issue 2: Elections (Charlie, John and Paul)

- Paul doesn't want to run again, but Tim Van Rye expressed an interest to be on the board.
- Richard to coordinate with Bob Dickeson and election committee

Issue 3: Landscape, Repair and Maintenance (critical issues are in red)

- **Concrete Repair on sidewalks, lots of issues that need addressed. Broken curb in island by mailbox still needs fixed, sinking walk areas, lots of cracks, etc.**
Discussion: All Board members agreed that repair of the sidewalks was a high priority issue. There is some serious damage. CJM had submitted a bid for \$5,424.50 to repair the sidewalks with poured concrete. The Board agreed that the bid was reasonable and we should give CJM the go-ahead.
- 2-4" river rock at entrance area. Helps with keeping clean, stopping rodents, helps keep deer and elk from damaging trees and scrubs. Covers unsightly roots

and ground debris. **Discussion:** Luis has been putting river rock in various places. Some areas still needing are 1) the “natural area” behind the middle row, 2) some bare areas along the Brodie row, 3) the entrance area. After some discussion, it was decided to prioritize the placement of river rock in the order listed above. The entrance area would be the lowest priority.

- Tru-Green to due first weed and weed this Thursday, May 14th.
- Carl will be turning on and adjusting all the sprinklers as well as doing our Spring clean-up this Wednesday, May 13th.
- Spruce Trees - We may have a tree or two that will need fungus treatments this year. More to check on. **Discussion:** Ft. Collins Tree Care, Inc. inspect the trees at no charge.
- Austrian Pine in corner needs replaced. **Discussion:** Since this tree was “guaranteed”, Carl will replace the tree at his expense.
- Winter killed a number of our large Sea Green Junipers this year. **Discussion:** Some only have dead areas. These will be trimmed to see if they will “recover.” Dead junipers will be replaced.
- Unit 7 expressed an interest in deck expansion. **Discussion:** The Town requires a certain amount of “open space” compared to “build space.” Since many homeowners have expanded their decks (more build space), we may have reached our limit. John suggested that Unit 7 should contact the Town and see if they can legally expand the deck.
- Water department pipes and caps. Water department will supply materials to fix, but will not repair. Carl can fix and has a plan, but who pays? **Discussion:** Carl’s charge will be minimum and since the city will not do it, we will assume the cost.
- **Water drainage issues.** **Discussion:** Carl and Eric have been working on re-routing the drainage to eliminate continuing damage. This work is almost complete.
- Unit 34 - The unit suffered both interior and some exterior damage as a result of a roof leak. The roof was repaired and insurance covered the cost of the repairs. Repairs are now done on the outside. Need touchup paint only on inside entrance.
- Siding repairs needed. Erik has scheduled, depending on weather.
- Maintenance Work - Trim and/or remove dead or dying scrubs. Trim broken branches from snow. Cover the area that Luis removed the dying scrubs last year with the 2-4" rock we’re using around the area. **Discussion:** Since we removed the shrubs last year, it makes since that we should cover the area with rock.

The meeting was adjourned at 11:30am.

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

