

Executive Summary – Elk Ridge Board of Directors Work Session on Zoom

April 14, 2021, 9:00am – 10:30am

The Elk Ridge Board of Directors met on Zoom to discuss a number of 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.

Many of the large cedars have been removed from our neighborhood for fire mitigation. Several homeowners have requested putting in some small and fire-resistant plants to replace the plants removed. Any new plants have to be at least 3 feet from the building. Some homeowners want rock where plants were removed. We have edging, ground cloth and spikes but would need to buy rock/plants/labor. We budgeted for Units 41, 54 and 4-5 after postponing these projects last year. Our long-term fire mitigation plan includes possibly putting rock around the edge of all condos. This is potentially planned for 2023. Much of the replacement plants from the fire mitigation effort will need to be delayed until 2022 to stay within the 2021 budget. Homeowners have the option of paying for us to do these projects around their homes ahead of schedule.

Trugreen lawn service is coming up in May for their first application. Before the application, repairs to the sprinkler system as a result of damage caused by Trailblazer must be done. Trailblazer would prefer to do the repairs themselves. We will test the sprinkler system a week or two before it is needed in order to identify problems and give Trailblazer time to accomplish repairs.

Please note that there are two aspects to the Broadband installation: 1) The layout and installation of the basic Broadband infrastructure throughout the HOA, and 2) Connection of the service to individual homeowners. Please be aware that 1) is within the purview of the HOA while 2) is the responsibility of the individual homeowners. Trailblazer is doing some trenching for individual owner's broadband service connection. They have done some damage but have been fixing damage that either they notice or is brought to their attention. Please call trailblazer if you notice any problems or damage following your home connection.

We will have Fort Collins tree company do another inspection of our trees, especially evergreens.

The sidewalk repair is completed. We will do a test on crack sealing to see if we want to pursue some preventative care.

A June meeting for all homeowners is being planned for June 19th, 2021. Time and location of the meeting are being determined. Currently, the Presbyterian Community Church of the Rockies is not permitting any outside groups from using their facility, but they plan to reconsider that directive near the end of April. We have put in a request with the Church to use

their building. This will not replace the annual meeting in August or September but will be an additional meeting.

Two board members will be coming up for re-election/replacement in 2021. Any interested homeowner is encouraged to put forward their name for election. Candidates will be formally solicited before the annual meeting. The election will be held at the annual meeting.

The Zoom meeting adjourned at 10:30 am.

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