

The Cottages at Forest Park Homeowners Association, Inc.
2019 Quarterly Meeting
October 16, 2019, 3:00 PM

Call to Order

- The Quarterly meeting was called to order at 3:04 pm on Wednesday, October 16, 2019 by Doug Tiefel. Other Board members present were: Ron Blackwelder, Tom Burnett and Ann Storm. Others in attendance were residents: Judy Blackwelder, Sandi Fraser, Janice Mirshab, Pat and Walt Pollock, Sharon Cruse, Linda Wallace and Shirley Talcott. Also in attendance were HOA Managers Banjo Walker, Jake Harris, and Caretaker Roc Dietz.

Approval of Minutes

- It was moved by Ron that we dispense with the reading of the minutes from the July 2019 Quarterly meeting. It was seconded by Ann and the minutes were unanimously approved by the Board to be accepted as drafted, unless any corrections were needed. It was noted that all Owners are in receipt of the minutes prior to the meeting and copies were available to anyone at the meeting.

President's Report

- Doug reported that Cottage #13 is under contract with the contingency that the party sells their home in Boulder by the end of November. Cottage #2's owner has decided to rent for another year. Hilary will be moving to the Bungalow #1. A woman from Kansas is renting #2 starting Dec 1. Ann asked if she was a master gardener and Doug said yes. Doug reported that Toni and Rob have moved out of #18. Tom and Lois Weber have moved into #18 and Doug states that they are wonderful people and feels that they will be involved and encouraged everyone to welcome them.

Concierge Report

- Banjo presented the third quarter financial report and we have 36% left in the budget for the next quarter. For the same time period in 2018, we had 25.37% left, so we are in good shape. Savings are due to some water and mowing adjustments. There was a motion by Ron to accept the financial report as presented; it was seconded by Ann and unanimously approved by the Board.
- The proposed 2020 Budget was presented. Travelers Insurance is expecting a 15-20% increase for 2020. We paid for the 2019 overage out of the Reserve account, but we cannot continue to do that. Tom was working the numbers and felt that the only way to meet this expense is to increase the dues by \$15/unit for 2020, with all that money going to the Operating budget. The Reserve account has been increasing by \$10/unit/year, but for 2020, it is suggested to keep it the same, at \$65/unit/month and use the increased dues only for operating expenses. Tom made a motion that the dues be increased by \$15/month for 2020, with all the money going to Operations, to cover insurance. It was seconded by Ron and unanimously approved by the Board. The reason for the action at this time is that the Budget has to be ratified by all Association members at the January meeting.

Caretaker's Report

- Roc handed out his report for everyone to see and reports that he is very glad the watering is over. Roc asked if he could get on the roof to clean gutters. Doug states he is not comfortable with it and has asked for Roc to use an extender on his blower as he did last year. Ron thanked Roc for removing the hoses and taking care of everything around the property. Doug reported reading on Next Door that an electric bike had been stolen out of someone's open garage in Indian Peaks and appreciates Roc walking the property nightly and encouraged people to be sure their garages are closed.

Unfinished business:

- Judy Blackwelder asked that everyone read the landscaping report that was included in the packet. She thanked Tom for his endless hours of work, with the greens, rearranging plans, getting bids, etc. Thanked Ron B. for all his work with sprinkler system and also thanked Pat, Walt, Linda Hoyer, Ann, Eleanor, and really everyone for watering all the new plantings. Judy also thanked Jake for suggestions and for being hands on with Anna. Judy stated that Gonzalo has his hand in all that goes on with landscaping and never complains when asked, even on the hottest days. Anna is there to assist Gonzalo as Doug is not sure how much longer he will be able to do all the physical work.
- Asphalt and Concrete: Tom reports that we spent \$3,400 on concrete and sidewalk joints with Precision Concrete and \$7,400 with Foothills Paving, which covered all asphalt cracks and sealcoats and repainting. Shirley's sidewalk needs to be fixed as well as caulking all the sidewalk joints. Gonzalo has already done a lot of this.
- Regarding the east wall of Janice's patio. Moisture getting through and Doug has no idea how it is happening. Doug had a stucco specialist look at it and he also can't see how the moisture is getting in. We need to address this at the next meeting.
- Vanguard Investment Account/Reserve Fund Account: Tom states that Vanguard Account shows a \$121,000 balance and the Reserve Money Market Account is \$20,000. Vanguard is composed of ½ stocks and ½ bonds earning an average of 8.2%. If we don't need the money Tom suggests to just let it ride. We budgeted \$28,000 for tree plantings and shrubs and ended up spending \$29,000 and some on #10 berm. For next year we budgeted \$28,000 for a new sprinkler system and Ron does not think it will take that much.

New Business

- Ash Tree Treatment: Tom reported he has spoken to Berkelhammer Tree Service regarding a procedure that injects trees with a natural insecticide every 2 years. They have treated 1,600 trees and had only 1 failure. To save the ash trees would require taking \$2,700 out of Money Market Reserve fund which equals \$5.00 a month for each resident to treat the trees. Tom feels it is a good investment.
- Concrete replacements: Tom asked Precision Concrete to look at sidewalks. He then had them come back and look at driveways, especially #11 and #15. It would cost \$800.00 to fix #11 and \$500.00 to fix #15. Ron took care of his driveway by putting in a root barrier. Doug suggests that we get pricing on the work (tearing out concrete and putting in root barriers) before taking a vote. There was discussion regarding standing water in center of driveway by #12/13. Tom feels it is seeping up from the water that flows underneath and suggests we check it out next spring.

- LED lighting: All of our black pedestrian and parking lights are high pressure sodium and when the ballast goes out, each bulb is \$90-\$120. Montgomery Electric in Firestone, has given us a bid of \$6,773 to replace all 17 poles, including purchasing by-pass kits, lamps and rewiring to change to a commercial lightening which would last a long time and be much easier to replace. They say we could get the same sodium yellow color. We now have 150W bulbs and the equivalent would be 23W bulbs. Doug has Montgomery Electric replacing the lighting unit in front of his office at 2676 North Park Drive for \$400 and would like residents' opinion on it and may want to consider putting this as an Agenda item for 2020 meetings.
- Tom has modified the website with a map of all the trees. There is also a special section for the financial report and meeting minutes. The financials are not available to the public. Residents may access them using the password: Cottages #21.
- Ron asked if everyone was happy with the mowing this year. Also when the gutters and downspouts were finished they did not replace all the heaters. Mac and Ron spent more to have their gutters replaced with larger downspouts. Ann was disappointed that she did not know in time to have that done as she would have wanted to replace hers as well. Ron suggested we see how we do this season without the heaters. The group agreed.

Architectural Control Report

- There was no report at this time.

2020 BOD Meeting Schedule

January 15 Annual Meeting 2:00 pm
 April 15 Quarterly Meeting 3:00 pm
 July 15 Quarterly Meeting 3:00 pm
 October 21 Quarterly meeting 3:00 pm

Adjourn

- There being no further business, on motion duly made by Ron and seconded by Tom, there was unanimous approval to adjourn the meeting at 3:58 PM.

Respectfully submitted,

B. Walker 1/15/2020
 Jake Harris, Banjo Walker – Concierge

Doug TIEFEL 1/15/20
 Doug Tiefel – President Date