

## Silverwood Village Homeowners Association

2613 Dorado Court

July 11, 2013

7:00 PM

### Minutes

**Call to order:** President Diane Kenning called the meeting to order at 7 pm.

#### **Establish Quorum:**

<u>Board Members Present:</u>	<u>Absent:</u>	<u>Management:</u>
Diane Kenning   Dick Bader	Howard Kendrick	JoAnn Brown
Demi Smith   Chris Demmler		MountainView Assn Services, LLC
Cheryl Wells		

**Approval of Minutes:** ► Cheryl Wells moved and Demi Smith seconded a motion to approve the minutes of May 8, 2013. The motion carried.

#### **Old Business:**

1. Fine Policy Application
  - a. 2967 Brookwood Drive-\$100-no payment received-The Board will leave the fine on the owner's account. Doug Buck currently has a trailer with flagstone on it and a junker trailer at this time.
2. Lake Access Maintenance-
  - a. Deck boards-Chris Demmler has set dates of August 3<sup>rd</sup> or 10<sup>th</sup> to repair any boards necessary.
  - b. Split rail fencing-north access- Chris will also look at the split rail fencing at north and south accesses and reinstall the center post at the south access.
  - c. Split rail fencing-south access posts
  - d. Mowing-Randy Cain-He is currently mowing every two weeks and paid after every two mowings.
3. Lake Sherwood Corporation billing-The Lake Sherwood Corp. is looking into a special assessment to seek a \$240,000 treatment of Physlok to rid the lake of all the algae. They currently have \$90,000 in reserves. MVAS told them they needed to address this kind of assessment to seven HOA's a part of the corporation so that the board of directors can address any assessment in its budget. Dick Bader said that he believes any such assessment would have to be approved by the HOA's that are a part of the corporation. The Lake Corp. is meeting again in August.
4. Neighborhood Night Out-Tuesday, August 6<sup>th</sup>, 6-9 PM
  - Notification-MVAS will create a postcard with notification of both the NNO and garage sale.
  - Organization-MVAS will order a Hot Air Balloon bounce house to be placed north of Marilou Smith home. Demi Smith will contact a face painter. The goal is to make NNO more kid friendly. The Board will email each other with jobs to be done closer to the event.
  - Garage Sale-August 16<sup>th</sup> & 17<sup>th</sup>-Barbara Williams and Janelle Danner will put up the signs for the garage sale. Demi will put the garage sale on Craig's list and on Facebook. MVAS will add the information to the NNO postcard and put an ad in the Coloradoan.
5. State of Colorado HOA passed legislation-attached attorney summary
  - a. HB 1134-Registration Fee -effective August 7, 2013-The fees have not been posted at this time. MVAS will let the Board know what it is before the next year's budget is prepared.
  - b. HB 1277-Licensing of Community Managers-has passed the Colorado State- effective July 1, 2015.- CAI coursework is required which MVAS has already completed. At least one owner/manager needs to be licensed with the State.
  - c. HB 13-1276-HOA Debt Collection-effective January 1, 2013-The current Collection Policy needs to be amended to be in compliance with the new state law. ► Demi Smith moved and Chris Demmler seconded a motion to amend the Collection Policy and Procedures to add at the end of the first paragraph: ***All bank returned check fees shall be assessed at \$35 per returned check and all administrative fees related to the collection of the returned check shall be assessed and collected at the fees billed by the management company.*** The motion passed on first reading.

- d. SB-183-Water Conservation-currently in effective with local restrictions.

**New Business:**

1. Covenant Violations-Dick Bader reported that 1407 Ivy's yard is mostly dead with some tall weeds/grasses. He will contact the City of Fort Collins Nuisance Hotline.
2. Welcome Committee-Cheryl Wells attempted to contact the new owner on Dorado Court but could not find anyone home. MVAS reported that a couple more houses are closing and will forward the information as soon as they receive it. Chris Demmler reported that the homeowners of the home across from him appear to have moved in the former rental. MVAS will forward to owner information to Cheryl.
3. Board Resignation- James Holley submitted his resignation to the Board. He has moved to North Carolina. The Board accepted his resignation.
4. Vice-President appointment-▶ Dick Bader moved and Demi Smith seconded a motion to appoint Chris Demmler as Vice President. The motion carried.
5. New Board member-The Board will fill the vacancy at the Annual Meeting in October.
6. Change of mailing address-MVAS reported that Relay Mail where the SVHOA mailbox is located moved several doors to the north in the shopping center. The new address for SVHOA is 737 South Lemay PMB 147, Fort Collins CO 80524-3251

**Financials:**

1. **2013 Budget vs. Actual – 7-11-2013**
2. **Delinquencies** -

Assessments	\$ 66 1 homeowner
Late fees	\$ 25
Legal fees	\$ 117
Fines	\$ 100 2967 BWD
Total	<u>\$ 308.00</u>

3. **Account Balances**

	<b>July 11, 2013</b>
Bank of the West CD June	\$ 2772.53
Bank of the West CD December	\$ 2969.77
Bank of the West Checking	\$ 5423.65
<b>Total</b>	<b>\$ <u>11165.35</u></b>

**Next Meeting Date:** September 19<sup>th</sup> at 7 PM at Diane Kenning's home.

**Adjournment:** ▶ Diane Kenning moved and Demi Smith seconded a motion to adjourn the meeting at 8:21 PM. The motion carried.

Respectfully submitted,

JoAnn Brown  
Managing Agent and HOA Information Officer for  
Silverwood Village Homeowners Association

MountainView Association Services, LLC