

Silverwood Village Homeowners Association



737 South Lemay B-4 PMB 147
Fort Collins, CO 80524

Annual Meeting

Tuesday, October 22, 2013
Lake Sherwood Clubhouse-7 PM

Minutes

ORDER OF BUSINESS

1. **Call Meeting to Order**-President Diane Kenning called the meeting to order at 7:05 PM.
2. **Provide Proof of Notice**-MountainView Association Services mail the Annual Meeting notice on October 7, 2013.
3. **Establish Quorum**. 1/10 of 121 = 13 homeowners-Twenty five homes were represented in person or by proxy.
4. **Reading and Approval of the 2012 Annual Meeting Minutes**-▶ Paul Nordwall moved and Chris Demmler seconded a motion to suspend with the reading of the minutes and approved the 2012 Annual Meeting minutes. The motion carried.
5. **Reports of Officers**- *President Diane Kenning review the activities of the association during the last year. The HOA participated in Neighborhood Night Out. The evening was designed to be more family oriented. There was a face-painter, bounce house and great food. Marilou Smith hosted the evening at her home. Ninety Eight people attended representing thirty-seven homes. The HOA did receive a \$335 grant from the City of Fort Collins. Barbara Williams coordinated the garage sale with Janelle Danner. They would like to coordinate the garage sale with Lake Sherwood HOA next year so the traffic in the neighborhoods is limited to one weekend. Chris Demmler has been repairing the north lake access. So far \$798 has been spent to replace boards and re-stain the deck surface. Nine posts and 4 rails still need to be replaced. Dick Bader has been working on covenant enforcement. There are only a few homes who fail to meet the requirement of the covenants. Letter with a picture are sent to home not in compliance. Dick suggests that homeowners contact the City of Fort Collins Nuisance Hotline to report un-shoveled walks and unmowed lawns. Vehicle issues should be called into the City of Fort Collins Police Department on their non-emergency number. JoAnn Brown of MountainView Association Services informed the homeowners of new Colorado State legislation requirements for all HOAs.*
6. State of Colorado HOA passed legislation-attached attorney summary
 - a. HB 1134-Registration Fee –All HOAS are required to register with the Colorado Department of Real Estate and have an HOA Information officer. This legislation requires a per unit fee. The fee has yet to be established.
 - 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 has been amended to be in compliance with the new state law. ***All bank returned check fees shall be assessed at \$35 per returned check and all bank and administrative fees related to the collection of the returned checks shall be assessed to the owner of the property.*** The Policy was mailed to all homeowners with their Annual Meeting Notice.

Cheryl Wells is the Welcome Committee-She has visited 11-12 new homeowners this year delivering cookies and copies of the HOA's legal documents.

Chris Demmler reported that Architectural Review Committee had review three request this year, two for paint and one room addition.

7. Lake Sherwood Lake Report

a. Lake Sherwood Corp. – Rich Shannon-Chairman

Rich let the homeowners know that the committee is made up of the seven homeowners association surrounding the lake. There are three areas that they are working on. 1. Water quality-They are working with the City of Fort Collins and CSU on the lake's quality. The lake contains a lot of phosphorus that lies on the bottom of the lake when it is cold. Warm air brings it to the surface. Three solutions have been looked at to improve the water. The first is Physlok that would cost \$150,000 which has been ruled out. A second is new product, Nualgi. that would cost from \$25,000-\$50,000. This product helps to eat the algae in the lake and will improve the fishing too. The last is to aerate the lake which has shown not to be successful. 2. Tree Maintenance and removal- Lake Sherwood Corp. splits the cost of removing the trees with the irrigation company. They are looking at removing small trees before they become a problem and are more costly to remove. Another reason is to keep the leave out of the lake since they add phosphorus to the lake. 3. Gate repair to the dam-There is a major leak in the gate and the water is being kept low in order to the repairs. Lake Sherwood Corp. is paying for the repairs.

8. Election of Board of Directors- ► Howard Kendrick moved and Demi Smith moved to nominate Paul Nordwall and Brandon Jones to the Board and to close the nominations and elect Paul and Brandon. The motion carried.

9. New Business:

a. Homeowner input and concerns-Janelle Danner question the expenses for Neighborhood Night Out as being too extravagant. Diane Kenning noted that the cost of post card and its mailing is now being included in the Community Activity line item in the budget. Most of the Board members have full time jobs and have opted to have MVAS do the mailing. The budget for this item has been reduced.

10. Review and Approval of 2014 Budget-*MVAS review the budget with the homeowners.* ► Paul Nordwall moved and Doug Fogg seconded a motion to set the annual assessment at \$75 per home. The motion carried.

11. Adjournment-► Chris Demmler moved and Cheryl Wells seconded a motion to adjourn the meeting at 8:10 PM. The motion carried.

Respectfully submitted,

**JoAnn Brown and Patricia Truax
Managing Agents and HOA Information Officers for
Silverwood Village HOA
MountainView Association Services, LLC**