

Hill Pond on Spring Creek (Wallenberg Dr.) HOA Board of Directors

Meeting Minutes

Wednesday, Aug. 23, 2017 – at 1825 Wallenberg Drive
Chaired by Mary Catherine Murphy – current HOA President

Introductions

Meeting was called to order and all attendees introduced themselves.

Board Members Present: Mary Catherine Murphy, Rick Hoffman, Jeff Eagan, Carrie Eagan,
Sam Cooper, Lee Cooper, Julie Savidge

Other HOA Members Present: Dave Dornan

Nomination and Appointing of Board Officers

The following were nominated, voted upon, & approved.

President -	Mary Catherine Murphy (1825 Wallenberg)
Vice President -	Rick Hoffman (1804 Wallenberg)
Secretary -	Carrie Eagan (1936 Wallenberg)

It was noted that the Tom Trout (1945 Wallenberg) serves as ongoing treasurer, though not board member.

Approval of Minutes

Minutes from the May 17th HOA meeting were reviewed & approved.

New Business

1) Parking restrictions for the neighborhood as well as CSU Game days was discussed. It was noted that some members have had difficulty with the city giving tickets for guests even after proper information has been called in to Parking Services. Some confusion as to specific requirements on game days was also reported. Carrie Eagan will review requirements & send out a clarifying notice to HOA members.

2) Julie Savidge requested investigation into possible removal of the Green Ash tree located in the green space behind the west end mailbox. She reported that it is leaning significantly toward her home, and with the eminently predicted arrival of the Emerald Ash borer, is concerned that it may fall & damage her home. She provided bids obtained for tree removal & stump grinding from:

Fort Collins Tree Care	\$675 (written)
Fine Tree Care	\$600 (verbal)
Davey Trees	_____ (bid requested, not yet received; Julie will present more details when available & in writing)

A committee was formed to assess this tree as well as other trees in HOA shared property and make recommendations to the board. (Committee consists of Julie Savidge, Sam Cooper, & Rick Hoffman.)

This prompted discussion on responsibility & liability of home-owners as well as HOA regarding land & trees behind homes & backing up to the Spring Creek. The above committee as well as other Board members will check into plat maps & responsibilities as laid forth in the HOA Covenants & By-laws. The Board of Directors will discuss this again at a future date after further review.

3) Dave Dornan gave the Board an overview of recent requirements the state has placed on owners associations to have in place and comply with nine (9) "Responsible Governance Policies" (RGPs). He expressed concern that our HOA & board members may be exposed to liability issues if our HOA is not in compliance with these policies. He offered to continue to assist the board in this matter. A discussion ensued regarding the need for Board members to review the Covenants & By-laws to ensure that our HOA is in compliance; the need to amend a few of our current By-laws; and the need to become familiar with the 9 RGP's. Dave also suggested the possibility of hiring an attorney to assist the Board in developing the required

RGP's in compliance with our Covenants & By-laws. He suggested Pete Dauster, who has assisted other HOAs with this task.

A motion was given to authorize Dave Dornan to contact this attorney regarding:

- Whether our HOA must comply with the new RGP's (being that it was established so long ago.)
- If so, estimated costs for him to draft up the documents & review our by-laws & covenants to ensure everything is in agreement.

The Board approved this authorization with a 100% vote. Dave will report back to the HOA Board with information.

Future Plans

The Board agreed to meet again tentatively on Oct. 4, 2017 after more information has been gathered to further discuss issues 2 & 3.

Adjournment

It was moved to adjourn the meeting, it was seconded, & passed.