

Hill Pond on Spring Creek (Wallenberg Dr.) ANNUAL MEETING MINUTES

Wednesday, May 17, 2017 – at 1832 Wallenberg Drive

Chaired by Deb Shigemura – current HOA President

Introductions

Meeting was called to order and all attendees introduced themselves.

Approval of Minutes

Unfortunately minutes from last year's meeting were not processed & therefore could not be approved.

Treasurers Report

Tom Trout reported that the CY2016 income for the HOA was \$2050 (all members paid their \$50 dues). Main expenses were for Bookkeeping Services, HOA Insurance, and landscape maintenance of the common area behind the mailboxes. After all expenses, the remainder was \$169.43. The account balance at the end of CY2016 was \$7409.90 and the current account balance is \$9017.55. See separate document detailing 2016 income & expenses.

Nomination and Appointing of New Board Members

The following were noted to be on the board for their 2nd year of service.

Mary Katherine Murphy and Chris Eriksen (1825 Wallenberg)

Sam and Lee Cooper (1829 Wallenberg)

Jeff and Carrie Eagan (1936 Wallenberg)

The following were newly nominated to serve on the board.

Tom Seibert and Julie Savidge (1921 Wallenberg)

– accepted for 2 years & voted in.

Holly Stern (1824 Wallenberg)

- declined

Rick Hoffman (1804 Wallenberg)

– accepted for 1 year & voted in.

Exiting Board Members

Deb Shigemura (1832 Wallenberg)

Lisa Woolhiser (1912 Wallenberg)

New Business

Update on pond and ditch erosion

Tom Trout reported on a meeting with the city in April to discuss concerns about Hillpond bank sloughing and erosion. The pond was constructed in the early 1980s as part of the Wallenberg development and was designed as a city floodway project. In the original design, the side slopes were gradual and vegetated and designed to normally operate at a fairly low water level. However, Arthur's ditch, who control's pond levels, raises the level each summer to convey their ditch water across the pond to their control gate on the south side, and lower the level every winter to prevent damage to their gate. The fluctuating water level has prevented vegetation from growing along the banks and resulted in serious sloughing and bank erosion problems.

Tom Seibert and Tom Trout brought this issue to the attention of city staff and had a meeting with Ross Cuniff, Gerry Horack, and 4 members of city staff, and the President of Arthur's Ditch Company (who is also on city utilities staff, as the city is the largest shareholder in the ditch). The city is looking into who is

responsible for what aspects of the pond. The ditch company feels they have a right to operate as needed to convey water doesn't feel they have any responsibility for pond erosion.

Area Developments

Colleen Hoffman gave an update on the care of the property at our west end near the mail box & spur to Spring Creek Trail. She confirmed that Blue Ocean is the owner and is responsible for upkeep and maintenance of grass, weeds, trees, fence on both sides of the trail spur.

Colleen & Rick Hoffman gave an update on area development to the west of Wallenberg.

1) There is no specific information regarding the Blue Ocean property development at this time.

2) They (Hoffmans & Ann Hunt) having lost their appeal to City Council on 1/31/17, on 3/7/17 and again on 3/20/17 filed their complaint with the Municipal Court based on the encroachment in the buffer zone to the drainage canal on property owned by the City, the density/compatibility/transition to our neighborhood issue, the fact that it is not an expansion but a stand-alone development that should meet the LUC on its own merits, and that a correct ecological characterization study should be required. They are awaiting a ruling from the Judge.

Round Table Discussion

Dave Dornan brought up concerns regarding requirements the state has placed on owners associations to have in place and comply with "Responsible Governance Policies." 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 assist the board in looking into this issue further.

Colleen Hoffman reported that the RP3 (Residential Parking Permit Program) for CSU game days which was voted on by homeowners has passed. We are to receive letters confirming the details at some point soon. Also, she reminded homeowners that they can pick up 2 hang-tag parking permits for anytime guests parking in front of their homes. (These can be picked up at the Fort Collins Parking Services office at 215 N. Mason.)

Christina LaCroix asked homeowners to remember to slow down at the corner of Whitcomb & Wallenberg as it is a safety concern with cars speeding & cutting the corner. The same concern was voiced regarding the sharp corner at the west end of Wallenberg as well.

Adjournment

Craig Stirn moved to adjourn the meeting & it was seconded & passed.