

**Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes**  
**Wednesday, May 15, 2019 at 1804 Wallenberg Drive**

**Quorum Established and Meeting Called to Order**

The meeting was called to order by President Rick Hoffman.

Board members present: Rick Hoffman, Julie Savidge, Diane Crews, Dick Thomas, and Doug Hinerfeld

**Approval of Minutes**

A motion was made by Julie Savidge and seconded by Doug Hinerfeld to approve the minutes of the March 31, 2019, HOA Board meeting. The minutes were approved unanimously.

**New Business**

A discussion was held regarding the agenda items for the **annual HOA meeting** which will include, among other items, last year's annual meeting minutes, the treasurer's report, and a presentation regarding proposed changes to the covenants. Gary Auld, who has provided maintenance of the common area for a number of years, has indicated that he will no longer provide that service, so additional funds are necessary. A motion was made by Diane Crews and seconded by Doug Hinerfeld to increase the budget by \$300 to allow for maintenance costs and an additional \$150 for sprinkler repair in the common area.

Julie Savidge and Diane Crews reported on the preparation of an **operations manual** for the HOA Board that will be used as a working document and will be updated as necessary by each subsequent Board. This will also be posted on the HOA website. There was a discussion of how the budget year is determined, the role of the treasurer, and the location of various HOA records; it was agreed that these items will be given further detail in the manual.

Rick Hoffman mentioned that skateboarders have been adding to the **concrete structure** that is part of the HOA common area adjacent to Spring Creek. It was agreed that a no trespassing sign should be placed to clarify that this is not a public area and, because of liability issues, the Board needs to determine what steps might be taken to have the structure removed entirely if it is no longer needed. Hill Pond on Spring Creek HOA owns approximately one-third of this structure and the Gilgalad HOA owns approximately the other two thirds. Dick Thomas agreed to contact appropriate City of Fort Collins officials to determine who was responsible for the construction of the structure.

**Old Business**

Rick Hoffman reported that he and Marshall Frasier met with attorney Pete Dauster to discuss the proposed revisions to the **HOA covenants** and that the Covenants Advisory Committee will present these proposals at the annual meeting. It is anticipated that, following discussion of these proposals, possible additional changes may be made and a ballot for the HOA membership will be distributed during the summer for a vote. It may be necessary to hold a special meeting of the membership later this summer to discuss in more detail all the proposed amendments to the covenants. This meeting would be held prior to holding the vote.

**Adjournment**

Julie Savidge moved and Doug Hinerfeld seconded a motion to adjourn; the motion passed unanimously.