

**Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes**  
**Monday, June 3, 2019 at 1804 Wallenberg Drive**

**Quorum Established and Meeting Called to Order**

The meeting was called to order by Diane Crews.

This was a joint meeting of the previous Board (2018-2019) with members Diane Crews, Doug Hinerfeld, Rick Hoffman, Julie Savidge, and Dick Thomas; and the newly elected Board (2019-2020) with continuing members Diane Crews, Doug Hinerfeld, and Dick Thomas, and new members Dave Dornan and Tom Noel.

**Approval of Minutes**

A motion was made by Dave Dornan and seconded by Doug Hinerfeld to approve the minutes of the May 15, 2019, HOA Board meeting; the motion was approved unanimously.

**Nomination and Approval of Board Officers**

Diane Crews made a motion, seconded by Doug Hinerfeld, to nominate Dave Dornan as President. The motion was approved.

Tom Noel made a motion, seconded by Dick Thomas, to nominate Doug Hinerfeld as Vice President. The motion was approved.

Tom Noel made a motion, seconded by Dick Thomas, to nominate Diane Crews as Secretary. The motion was approved.

Diane Crews made a motion, seconded by Doug Hinerfeld, to nominate Tom Noel as Treasurer. The motion was approved.

**Committee Report**

Rick Hoffman gave a report from the **Covenants Advisory Committee**. He said that language needs to be drafted regarding specific items discussed at the annual meeting and asked for approval from Board for Marshall Frasier, another member of the advisory committee, to send out a Qualtrics survey to members. Three areas, in particular, would be included in the survey: detached structures, vehicle parking, and use and occupancy of homes. The Board requested that Rick ask Marshall to elaborate on what will be in the survey, i.e., the Board would like to see some preliminary language.

**New Business**

The Board was reminded that a **third member** is needed for the **Finance Committee** and that an **audit** should be done.

A discussion was held regarding a **request** by Carrie and Jeff Eagan **to build a trellis** in their backyard. Under existing covenants in Article V, Section 13, exterior structures are not allowed. However, in Article V, Section 9, the Board may require fences in yards as screening or enclosures for woodpiles or storage areas. In general, fences are allowed within the covenants. A discussion was had, based on the opinion of attorney Pete Dauster, that the Board could write a policy clarifying that a trellis is akin to a fence rather than a structure like a storage shed. The Board agreed to deny the request for now, but, as allowed under the RGPs, will consider writing policy defining a trellis as other than a "structure." Before adoption of any such policy the proposed policy will be sent to the membership for comment.

### **Old Business**

Julie Savidge presented an **HOA operations manual** which she and Diane Crews prepared for the purpose of providing broad guidelines, tips, etc. for the use of future boards. The Board recommended some modifications and, after getting further input from previous Board members, the manual will be posted on the neighborhood website.

Members of the outgoing Board provided information to the new Board regarding on-going issues. **Maintenance of the common area:** Julie Savidge reported that Gary Auld will no longer maintain the common area adjacent to his property (1917 Wallenberg). He is in the process of getting a bid to determine what would it take to have a separate water tap for the common area rather than using water from his house. Dave Dornan indicated that a water tap is very expensive. It was also noted that the HOA will need to get a company to mow, fertilize, and aerate the area.

**Pond erosion:** Julie Savidge reported that Tom Trout has sent an e-mail to the City of Fort Collins reminding them that the erosion has gotten worse and the HOA needs another followup visit from involved parties to determine what the next steps should be.

**Trees in common area:** Board members were reminded that, in addition to an annual assessment of the condition of trees in the common area, if dangerous conditions exist, trees will have to be removed.

**Concrete structure:** Since there has been on-going activity and new concrete additions to this structure, there needs to be a followup with the City of Fort Collins regarding liability. It was agreed that another no trespassing sign should be placed to emphasize that the structure is private property.

**Neighborhood website:** The Board was reminded that there are outdated items on the website and that it needs to be brought up to date.

### **Adjournment**

Diane Crews moved and Tom Noel seconded a motion to adjourn; the motion was approved unanimously.