

Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes
Tuesday, October 22, 2019 at 1836 Wallenberg Drive

Quorum Established and Meeting Called to Order

The meeting was called to order by President Dave Dornan.

Board members present: Diane Crews, Tom Noel, and Dick Thomas.

Board member absent: Doug Hinerfeld.

Guests: Colleen and Rick Hoffman.

Approval of Minutes

A motion was made by Tom Noel and seconded by Dick Thomas to approve the minutes of the August 6, 2019, HOA Board meeting; the motion was approved unanimously.

Committee, Board Member, and Association Member Reports

Dick Thomas reported on a conversation he had with Claire Goodwin, Acting Head of the Department of Safety, Security, and Risk Management for the City of Fort Collins regarding the **concrete structure** that is currently being used as a skateboard ramp. She informed Dick that the structure covers a sewer line and that the removal of the small ramps which have been added is still scheduled for October. The City will be posting some signs which will be more than “No Trespassing.”

Doug Hinerfeld, through an e-mail communication, reported that the **insurance review** had been completed and that the insurance agent (Bill Cofer) had assured him that the coverage is appropriate.

Doug also reported that the replacement of the “**No Trespassing**” sign had been completed with a thank you to Dick, and an additional sign was purchased for any future need.

New Business

Diane Crews made a motion, seconded by Dick Thomas, to place the following item of new business out of order before proceeding with Old Business. The motion passed unanimously.

Colleen Hoffman presented an update on the **Young’s Pasture development** along with a request for the HOA to contribute to an attorney’s fund being used for ongoing appeals regarding this development. Colleen had prepared a timeline of events starting with a conceptual review meeting on the Landmark Apartment Expansion on January 16, 2016, to present-day developments which include the sale of the property and changes to the approved plans.

A group of concerned neighbors from Sheely Drive and Wallenberg Drive have been in constant contact with various departments in the City of Fort Collins regarding the issues and had employed a Denver-area attorney to aid in their efforts which resulted in a bill of \$3,145. Many people had already contributed money to help with the payment of this bill and Colleen asked if the HOA could contribute an additional amount. President Dornan pointed out that Article I, Section 8 “Common Expenses” and Article IV, Section 2 “Purpose of Assessments” in the Covenants have specific definitions for these expenses which would not cover this request. The Board expressed support for the on-going efforts of the group and stipulated that if any HOA members were wanting to add their monetary support for the \$200 that is still outstanding, the money could go to Per Hogestad (in care of Colleen).

Old Business

Rick Hoffman, representing the **Covenants Advisory Committee**, reported that the Committee had been unable to meet since the last Board meeting, so responses to questions from that meeting were not yet available.

A general discussion was held on moving forward with the covenants revision, including the type of questions that might be included if a survey was distributed to the membership.

President Dornan reminded the Board that an **accounting audit** needs to be scheduled as a precursor to the preparation of next year's budget. Diane Crews will send an e-mail to the membership requesting a volunteer to serve as the third member of the Finance Committee to complete this audit.

President Dornan announced that the 2020 budget preparation needs to be scheduled and the Board is mandated, as part of that budget process, to do a **reserve study** relative to maintenance work in the common area. In order to locate someone to do the study and at what cost, Dick Thomas will contact the College of Natural Resources at Colorado State, Diane Crews will contact Davey Tree, and Tom Noel will contact the City Forester. Specifically, the HOA needs a longitudinal plan that includes when items such as pruning, general maintenance, restoration, etc. need to be done over an extended period of time.

Diane Crews reported that the **Operations Manual** is mostly complete and she and President Dornan will meet to clarify a few outstanding questions.

New Business

Tom Noel was thanked for organizing the **neighborhood social event** that was held on October 18th. A suggestion was made to have more of these events and it was also suggested that the annual meeting might be an occasion to recruit people who might be interested in forming a Social Committee for this purpose.

President Dornan brought attention to a request from Garry and Linda Auld asking that they no longer be responsible for **aeration and fertilization of the common area** adjacent to their home at 1917 Wallenberg.

President Dornan had contacted Lawn Ranger asking their rates for these additional services. After discussion, Tom Noel made a motion, seconded by Diane Crews, to hire Lawn Ranger under a one-year agreement for snow removal, spring aeration, spring and fall fertilization, but no leaf removal. The motion was approved unanimously.

A discussion was held regarding an inquiry in August from Paola and Rick Price regarding **removal of a dead Russian olive** outside their south fence asking if the Association could pay for the removal. President Dornan had communicated to the Prices that no plan had yet been adopted by the Association for the maintenance of the common area but that the Association is mandated to have a reserve study and plan prepared in 2020 to address such maintenance. Also, President Dornan communicated to the Prices that there would need to be a determination as to whether the tree in question was located in the common area or on the Price's lot. It was agreed, after a general discussion, that the Board will communicate to the Prices that the Board wasn't able to vote on the issue until the reserve study is done and a conclusion is made that the tree was on Association property.

President Dornan announced that the **annual membership meeting** needs to be scheduled now in order to give advance notice to members that the reason for changing it to an earlier date is to provide an opportunity to review the budget. In addition, there will be a presentation by the Covenants Advisory Committee (with a vote taken later by mail) and two proposed amendments to the Bylaws. Dick Thomas made a motion, seconded by Tom Noel to move the meeting to early February. The motion was approved unanimously.

President Dornan presented a request from Marshall and Kathi Frasier asking for guidance on how to present a **fence proposal** to the Board. They will be requested to provide information and pictures or drawings that include the materials to be used and the height of the fence.

The **next meeting** will be scheduled in November after President Dornan determines date availability with Doug Hinerfeld.

Adjournment

A motion was made by Tom Noel and seconded by Dick Thomas to adjourn; the motion was approved unanimously.