

**Hill Pond on Spring Creek (Wallenberg Drive) HOA Board of Directors Meeting Minutes**  
**Thursday, January 16, 2020 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: Garry Auld, Marshall Frasier, Dan Ganster, Alan Lamborn, and Larry Paroz.

**Approval of Minutes**

A motion was made by Dick Thomas and seconded by Tom Noel to approve the minutes of the December 23, 2019, HOA Board meeting; the motion was approved unanimously.

**Welcome to Open Board Position Nominees**

President Dornan welcomed Garry Auld, Dan Ganster, and Larry Paroz, nominees to fill open positions on the Board, who had been invited to the Board meeting so they could become acquainted with issues that are before the Board at this time.

**Old Business**

Marshall Frasier provided an update on the deliberations of the **Covenants Advisory Committee** and noted that their recommendations had been sent to the Board via e-mail the day before this meeting. Because Board members had not yet had time to review these recommendations, there was no discussion of that document. Alan Lamborn presented options that the Board might consider in taking the proposal forward to the membership including a draft asking for feedback and/or a cover sheet with a summary of the changes.

It was agreed that the Board is not ready to take the proposal to the membership as a recommendation from the Board, but that the Advisory Committee could share the proposal in a presentation at the annual meeting on February 5<sup>th</sup>.

Larry Paroz, who was added to the Finance Committee at the December 23 meeting, indicated that he had received the necessary information from Bonnie Helgeson to proceed with the **accounting audit**. He will present his report at the next Board meeting.

**New Business**

Diane Crews provided an update on the discussion at the last Board meeting regarding an error which occurred in the **rotating nomination process**. Information was provided to Bonnie Helgeson about which rotation years on the roster needed to be corrected and Bonnie had sent Diane an e-mail earlier in the day verifying that the corrections had been made.

President Dornan reported on a consultation with Mickey Hill of The Davey Tree Expert Company regarding **maintenance of the common area** along Hill Pond. With Rick Hoffman and Dick Thomas, they walked the common area, also known as Tract A on the Hill Pond on Spring Creek plat map on December 30, 2019. Among the findings were:

- There are approximately five ash trees behind the Chris Myrick/Gail Dethloff and Tony Martinez residences which would cost \$1,200-\$1,500 every two years to inject the trees in the spring for emerald ash borer, which is now in Larimer County, or approximately \$2,000-\$2,5000 per tree to remove. Removal would be problematic because of the increased difficulty in hauling away debris.
- Tree trimming would need to take place in the period from August to November to avoid any disturbance of raptors during the rest of the year.
- Russian olives, many of which had been removed several years ago, have grown back. This may be a problem that the City of Fort Collins can help mitigate.

- Mickey has contacted the City's Stormwater Department and he will bring some maps to walk the common area again to try and determine some of the boundaries.
- Because not all of the fences in the common area are on property lines, it is difficult to determine who owns which pieces of property. President Dornan contacted Steve Stencel with Intermill Land Surveying to get an estimate of what it would cost to survey the entire common area and was given a figure of \$4,800.

It was decided that, because more information is needed, action will need to be taken by the next Board.

Dick Thomas reported that he and, his wife, Fini, had distributed "**Save the Date**" cards which alerted the neighborhood to the annual meeting on February 5.

The **agenda for the annual meeting** was discussed, and it was noted that 21 people need to attend to achieve a quorum. It was agreed that the Covenants Advisory Committee will be asked to give a presentation that will give a road map of the topics that should have further input from the membership. Tom Noel made a motion, seconded by Dick Thomas, to use Qualtrics as a feedback mechanism; the motion passed unanimously. It was suggested that the membership be provided a red line copy of the proposed document and President Dornan will ask the Committee how they would like to make their presentation. It was agreed that one more e-mail would be sent to remind people about the meeting.

### **Adjournment**

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