

Hillpond on Spring Creek HOA

Board Meeting Minutes

August 26, 2021

President Auld called the meeting to order at 6:00 PM at Dave Taylor's patio. All Board members (Garry Auld, Larry Paroz, David Taylor, Dan Ganster, and Tom Trout) were in attendance.

Insurance Policy Review

Bill Cofer from State Farm Insurance reviewed the HOA's insurance policy. He has provided the Hillpond HOA's insurance for many years. The primary coverage is liability insurance for the HOA Board and common areas and any official committees and activities (\$1,000,000 per claim and \$2,000,000 per year). Other coverages include medical coverage for injuries that occur on HOA common areas and easements (excludes HOA members) (\$5000), and an "auxiliary" coverage for miscellaneous claims (\$7400). Current annual policy cost is \$682 and ends Dec 18. Bill emphasized that a primary benefit of the insurance policy is that insurance company lawyers will conduct initial evaluations of any claims against the HOA and represent the HOA for covered claims. He mentioned that increasing the medical coverage would be inexpensive (about \$25) and the importance that any HOA contractors or employees have workman's comp insurance or exemptions.

Between-meeting Actions

Marshall Frasier (1845 Wallenberg) applied to add solar panels to the S roof of his house. Richard Thomas (1901 Wallenberg) applied to change his driveway from concrete slab to pavers. The Board, acting as the Architectural Committee, approved both applications via Email votes.

The Board plus Dave Dornan met in a work session on May 18 at Dave Taylor's patio to discuss revision of the Covenants.

OLD BUSINESS

The minutes of the April 6 Board meeting were approved as distributed.

Garry reported that he and Dave Dornan, Rick Hoffman, and Larry Paroz had met with Pete Dauster (lawyer) regarding the HOA Covenant revisions. They had compiled input from the 2020 member survey, board member comments from the board Covenant work session, and Dauster's previous comments and generated a list of issues that still needed resolution and rewording. Dauster will make the required changes after which the Board will again meet in a work session to finalize a draft for review by HOA members. Desire is to finalize and vote on the new Covenants this fall or winter.

Garry and Tom updated the board on Hillpond bank erosion issues. Garry, Tom and Tom Seibert met with Kelly Ohlsen in the spring. This was followed by a meeting with Kelly and City staff (stormwater, utilities, and parks). Mike Calhoon (Director, Fort Collins Parks) and Meagan Smith (Utilities, Arthur's Ditch board member) followed up with a meeting in which Mike said city staff would be developing a remediation plan that would be submitted in the 2023 city budgeting cycle. He envisions funding to include both city and HOA participation with the ditch company applying for a long-term loan from the State. Mike Calhoon organized a meeting with the Arthur's ditch managers (Jon Moen and John Walker) and Board president (Jerry Garrettson, PSD director of facilities) and Tom Trout (irrigation engineer) to discuss possible modifications to ditch operations that would reduce bank sloughing and erosion on the Pond.

NEW BUSINESS

The HOA trash pickup contract with Ram Waste was discussed. The current contract begins in the Spring, so the Board is exploring contract options before spring of 2022. Garry had discussed cost with Ram Waste and learned that our rates are higher than larger HOAs due to our small size. Board members will investigate how our rates compare to individual contracts.

Garry proposed that a fall cleaning of the common area be scheduled to continue the cleanup carried out in the spring. Suggested dates were Sept 18 and 25. Proposed dates will be communicated to HOA members.

Garry proposed that the Board appoint a committee to coordinate with the City regarding pond erosion issues. Tom Seibert, Tom Trout, and Garry were suggested as members, with the option that additional HOA members could be added. Motion

to create the Erosion Committee was moved by Dan Ganster and approved by the Board.

Tom Trout reported that thus far the annual budget was \$4650 in the black with a balance of \$16,000 in the HOA account. It was noted that the board expects additional legal expenses while finalizing the draft Covenants.

The next Board meeting will be scheduled in late fall to finalize the 2022 annual budget, finalize the draft Covenants, and plan the annual meeting. Garry will contact the members that are scheduled to join the board in 2022 (Stills, Johnsons, Tony Martinez) to determine their willingness to serve.

The HOA Board meeting was adjourned at 8:30

Tom Trout, Secretary