

## Ridgepoint HOA Monthly Board Meeting Minutes

August 16, 2022

Location: 2609 South Newcombe Street, Lakewood, Colorado 80227, Meeting started at 7:30 P.M.

Attendees: Amy Alonso and Barbara Coria. Ronald W. Servis was an excused absence.

### Financial Summary

|                        | July 2022<br>Actual (A) vs. Budget (B) |
|------------------------|--|
| Operating Cash         | \$ 17,993.11                           |
| Capital Reserves       | \$104,494.62                           |
| Revenue (year-to-date) | \$ 43,131.83 (A) \$ 52,362.50 (B)      |
| Expense (year-to-date) | \$ 36,557.22 (A) \$ 41,180.00 (B)      |

The minutes of July 19, 2022 were motioned for approval by Amy Alonzo and seconded by Barbara Coria and unanimously approved.

### Board Updates:

- Barbara Coria reviewed the financials for July, there are 7 delinquencies. Amy will follow up with the 7 delinquencies if they have since been paid and contact the homeowners regarding unpaid amounts.

### Architectural Review Committee (ARC) Updates:

- There are 2 new requests: Lot 62 fence and Lot 11 gazebo.
- Lori Graham reported that the spring walk through are in process, reflecting mostly the same issues.
- Violation warning card will be delivered to the owners, letters will follow for non-compliance.

### Open Space Committee Updates:

- Amy Alonzo reported Tom Lowery's suggestion on sprinkler replacement. The Board will discuss before any action is taken.

### Other Business:

- How to deal with neighbor concerns protocol was reviewed, first address between neighbors then come to the Board. This protocol process will be addressed in the Fall Newsletter.
- The Fall Newsletter will include a review of the process for an ARC request submittal.
- The new HB1137 changes to all HOA's is in review by Orten, Cavanagh Holmes & Hunt, LLC.
- Amy stated that she has had no response from Attorney Orten's demand letter or Mr. Maciel's regarding the ATV damage done to our open space.
- Fall Newsletter will be out TBD.

### New Business:

- Recruiting for two new Board Members will be listed in the Fall Newsletter. If no new Board Members come forward, MSI will take over Board Management with an increase of HOA dues for their fee.
- The annual meeting will be held November 8, 2022 at Fox Hollow starting at 7:00 P.M.

Adjourned: 8:15 P.M.

Next Meeting: The next meeting is scheduled for September 20, 2022 at 7:30 P.M. at Amy Alonzo's home, 2609 South Newcombe Street, Lakewood, Colorado 80227.

Amy Alonzo  
President

Barbara Coria  
Vice President

Ronald W. Servis  
Secretary/Treasurer