

Hill Pond on Spring Creek HOA

Board Meeting Minutes

September 6, 2022

President Tom Trout called the meeting to order at 7:40 pm at the residence of Tom Trout and Vickie Traxler. All Board members (Tom Trout, Larry Paroz, David Taylor, Alan Lamborn, and Marshall Frasier) were in attendance for the meeting. Minutes of the April 25 Board meeting were approved as distributed.

Guests: Tom Seibert

Between-Meeting Actions

Colleen Hoffman has been providing leadership in engaging with City of Fort Collins staff (Lance McCrory & Nicole Hahn) who joined us at the Association's annual meeting in February. Ongoing actions in late spring updating of parking signage and deployment of temporary digital speed signs on Wallenberg to collect data on observed traffic patterns. On May 11 an email was sent from the City indicating that their analysis of the traffic data led them to conclude that neighborhood speeds were well within expected norms and that they did not see cause for installing speed bumps or any other street modifications at this point in time. They indicated willingness to continue conversations as warranted.

On May 18, Ann Hunt (1800 Wallenberg) submitted her request for approval for new windows to be installed in her home. The Board approved the request unanimously via email on May 20 and the proposed work was completed shortly thereafter.

On June 6, Colleen Hoffman hosted a meeting for an update on The Quarry development and the redesign of the bike path entrance at the NW end of Wallenberg. All Association members were invited to attend via email.

On June 6, Tom Trout and Marshall Frasier formally signed the newly approved covenants as Board President and Secretary, respectively, at Pete Dauster's law office. The document was subsequently recorded at the Larimer County Clerk's Office and is now the official document governing our Association.

On June 7, the Pond Erosion Standing Committee (Gary Auld, Tom Seibert, and Tom Trout) met with the acting City Administrator, Kelly Ohlsen, and city staffers from Parks, Utilities, and Stormwater to present concerns about Hill Pond erosion. Committee members reported that the presentation and follow-up discussion went well. City representatives recognized the seriousness of the problem, the causes, and potential solutions. City staff was tasked to actively seek a short-term mitigation plan while the long-term proposal works its way through the funding and implementation cycles.

By July 1, all dues for 2022 had been paid in full by all Association members.

On July 14, Colleen Dunn (1833 Wallenberg) requested approval as required by our covenants for painting her home with a new color scheme. Board approved the request unanimously via email on July 15 and the proposed work was completed shortly thereafter.

On August 20, Deb and Shawn Shigemura (1832 Wallenberg) requested approval as required by our covenants for painting their home with a new color scheme. Board approved the request unanimously via email on August 23 and the work was completed shortly thereafter.

OLD BUSINESS

Cleanup of Common Area along Spring Creek:

At the April 25 meeting the Board had approved sponsoring a voluntary neighborhood cleanup of the common area along Spring Creek. Ultimately, all three target dates that were set in that motion ended up not being feasible, so no cleanup activities were conducted in May or June 2022. In discussion it was agreed that the Association should attempt to schedule another cleanup activity, but that we should delay doing so until spring of 2023. The Board will take action in scheduling and promoting this activity after the Association's annual meeting next year.

Association Social Event:

At the April 25 meeting the Board discussed the opportunity for a summer social event. At that time, there was general agreement that such an event would be desirable and that September would probably be a good time for the Association to host such an event. No planning activities took place after the April 25 meeting

and as of September 6, the Board judged that it was too late to organize such an event for this fall. The Board still favors having such an activity within the next year and would greatly appreciate any Association members volunteering to provide leadership in planning this. If any members desire to do so, please contact any Board member to convey your interest.

Budget Update:

Treasurer Larry Paroz reported that our financial performance for the year was well within budgeted levels across all of the delineated categories and that the Association should complete the year within the amounts budgeted.

NEW BUSINESS

Hill Pond Erosion Committee follow-up:

As noted above, the Pond Erosion Committee met with City of Fort Collins staff on June 7. Tom Seibert attended this Board meeting to provide an update to the Board regarding that meeting and subsequent interactions with City staff. He described the interactions around the formal slideshow presentation and the City's response promising that an engineering study would be coming. While City staff were generally responsive to the presentation, details regarding the scope of their response were still not clear. Tom reported that the Committee was concerned that these details should be formalized as soon as possible to clarify the City's role and extent of commitment to rectifying the problem. In the Board's understanding of the circumstances and our standing with the City that we need to make sure that we have solid professional backing

To support this effort, it was moved and seconded that the Board authorize the Erosion Committee to investigate potential legal representation specializing in Colorado water law and to then come back to the Board with a proposed recommendation to secure representation including proposed scope of work and expected costs. Following brief discussion, the Board voted unanimously in favor of the motion.

The HOA Board meeting was adjourned at 8:40 pm.

Respectfully submitted,

Marshall Frasier, Secretary