

HOA Board Meeting 6-16-2025

Present: Jim Perkins, John Elmer, Linda Elmer

Old Business:

- 1) Review of Annual HOA Meeting minutes: No additional comments by the Board. Concerns regarding the front entrance sign will be addressed this year.
- 2) Review of HOA Board minutes 9-23-24: No additional comments by the Board
- 3) Review of Policies and Procedures: Jim presented all current documents which are in line with Colorado state law. We are missing one policy regarding security of sensitive information. All homeowners are also to be educated on the CCIOA. Jim will draft a security policy and the CCIOA information will be posted on the website

New Business:

- 1) Efforts of board members: Remote meetings will be utilized. Board members agreed a transition process would ensure consistency and continuity. The board will explore standardization of documents and procedures.
- 2) Discussion of a Mission Statement was postponed with Jim agreeing to explore this idea. The mission statement will be used to justify variances.
- 3) Homeowner contact list will be reviewed and updated by Linda.
- 4) Pond fencing replacement will be addressed this year due to safety issues and very poor condition in some sections. The Board will develop the scope of work and obtain quotes. A special assessment may be required depending on the scope of work.
- 5) Landscape Contract: the current contract with WD will be reviewed at the September meeting.
- 6) Common Grounds landscaping: The area located along 26 ½ road is authorized through a revokable permit for the City Right of Way. The Board approved maintaining the existing landscape with the no improvements due to pending upgrades on 26 ½ road. Further action of the remaining areas will be contingent on recommendations from the Landscape Committee. Areas will be maintained as is. Startup procedures for the drip system will be obtained from Lincoln to ensure water to these areas is reliable.
- 7) Pond Maintenance: Precision Hydraulics will be contacted this fall for cleaning out the pond
- 8) Cherryhill Sign: Linda will contact signage/stucco companies for options and develop a scope of work to determine costs associated with this project.
- 9) Annual Dues: homeowners who have not paid YTD was reviewed with the agreement to conduct collection and assessment of penalties as directed by the HOA Policies and Procedures, if needed.

Meeting adjourned

Submitted by Linda Elmer, Secretary