

**FIRST HYLAND GREENS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

**AUGUST 20, 2019**

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

Board members in attendance were Pamela Moores, Linda Mollard, Tyler Urruty, Kevin Murphy, Allan Meers, Charles Smith, Heather LaPuma, Kathleen Dodaro, Matt Brozovich, and James Gilmer. In attendance from MSI, LLC was Lewis Moses. Valerie Westmark and Joe Armstrong were unable to attend.

**OPEN FORUM**

Homeowners in attendance were Jean Beall, John Van Royen, and Dave Glabe.

4831 W. 101<sup>st</sup> Circle – Owners asked about the status of this home. The Manager informed all present that the HOA was aware of the condition of the home and could not go into further detail.

10090 Vrain Court – Owners asked about the status of this home. The Manager informed all present that the HOA was aware of the condition of the home and could not go into further detail.

4688 Hyland Greens Place – Owners were updated on the status of this home per Code Enforcement as the HOA could not detail its own actions. Some work has begun on the siding, but the yard appears not to have been touched.

10121 Yates Court – Owners were updated on the status of this home per Code Enforcement as the HOA could not detail its own actions. Code Enforcement explained that the owner is currently unable to enter the yard to make repairs as mandated by the State.

**APPROVAL OF PREVIOUS MINUTES**

It was moved and seconded to approve the minutes from the July 16, 2019 meeting as presented. The motion passed with one abstention.

**SECRETARY'S REPORT**

New Secretary – It was moved and seconded to appoint Heather LaPuma as Secretary after Joe Armstrong resigns. The motion passed unanimously.

Action Without a Meeting – It was moved and seconded to ratify the email decision to repair the stone fence on 104<sup>th</sup>. The motion passed unanimously.

Insurance – This item was postponed until Joe is available to comment.

## **TREASURER'S REPORT**

Financials – Tyler reviewed the July 2019 Financial Report.

	Beginning Balance	Ending Balance
Operating Fund		
June	\$288,351	\$249,805
July	\$249,805	\$207,417
Reserve Fund		
June	\$623,693	\$615,126
July	\$615,126	\$665,131

2020 Budget – The first budget meeting was August 14<sup>th</sup>. The next will be on September 4<sup>th</sup> at MSI from 7:00 p.m. to 9:00 p.m.

## **MANAGER'S UPDATE**

Covenant Violations – The Manager updated the Board on any outstanding violations. There were no violations that needed to advance to the attorney at this time. The Manager met one owner on site to clarify an excessive weeds violation.

## **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

Report – Jim, the Committee Chairperson, gave an update on the status of architectural requests. The committee met to work on updating the approved list of roofing materials and will send it to the Board in the next few days.

Design Guidelines (Composite Materials) – The deadline for the comment period ended and the Board was able to vote. It was moved and seconded to accept the new Design Guidelines that edited the portion on composite materials for decks, etc. The motion passed unanimously.

## **GREENBELT REPORT**

Engineering (Update) – Landmark Engineers will no longer receive business from the HOA as their contract will not be renewed.

Tree Grant – Valerie requested additional information that the City wanted; the Manager delivered it prior to the meeting.

2019-2020 Grounds Contract – Valerie is meeting with potential ground contractors on Thursday.

Memorial Tree – The Committee will work on a policy to detail the rules for memorial plantings.

104<sup>th</sup> Avenue Fence – It was moved and seconded to accept a proposal from Paver Savers to perform work not to exceed \$7,000.00. The motion passed unanimously.

Tributary Channel – More research will be done on this area.

Homeowner Concern Near Golf Course – This is not an HOA issue and the owner will be notified to contact the golf course.

Electrical Project – It was moved and seconded to accept a proposal from John Van Royen for Electrical Project Phase 3 work not to exceed \$12,500.00. The motion passed unanimously.

## **ACTIVITIES**

Luau – The Luau is scheduled for August 24<sup>th</sup>. The band has been booked and will be playing a mix of 80s music. LMI will be asked to turn off the sprinklers the day before.

Chili Cook-Off – This will be the next community event.

## **POOL REPORT**

Cameras – This will be discussed at the budget meeting for the big pool.

Big/Small Pool Rental Fee – This will be reviewed for next season.

Small Pool Light Fixture – A light fixture at the small pool is loose and will be tightened.

Signs – This will be a winter project.

Guarded Hours – With the start of the school year, there may be lapses in coverage for guards.

## **OLD BUSINESS**

- Item: Perimeter Fence
  - Discussion/Summary: This item will be postponed until after the Covenant change.
  - Board Decision: There was no decision made at this time.
  - Action: There is no action to take at this time.
- Item: Covenant Update/Amendment
  - Discussion/Summary: A draft has been emailed to the Board for review.
  - Board Decision: The Board will read the Covenant changes and respond to Matt with any suggestions by the next meeting.
  - Action: There is no action to take at this time.

## **NEW BUSINESS**

- Item: Fine Amount for Landscape Violations
  - Discussion/Summary: This item will be postponed until after the Covenant change.
  - Board Decision: There was no decision made at this time.
  - Action: There is no action to take at this time.
- Item: Background Check for BOD/EOC
  - Discussion/Summary: The Board is considering a policy for background checks for Board members or just the officers.

- Board Decision: This item was postponed for further discussion.
- Action: There is no action to take at this time.
  
- Item: 2020 Trash Service
  - Discussion/Summary: The Board began discussions on whether or not next year will be opt in or opt out for the Membership.
  - Board Decision: Pam will get with Waste Connections to see what the options are for the next season.
  - Action: There is no action to take at this time.
  
- Item: MSI Contract Renewal
  - Discussion/Summary: This item was postponed since the renewal is not until January 1, 2020.
  - Board Decision: There was no decision made at this time.
  - Action: There is no action to take at this time.
  
- Item: Annual Meeting
  - Discussion/Summary: The Board discussed setting a date for the Annual meeting.
  - Board Decision: Matt will contact Cianco's to find out which dates are available.
  - Action: There is no action to take at this time.

### **EXECUTIVE SESSION**

Account \*47201: Fine Reversal– It was moved and seconded to deny the request to remove the late fees and interest for this account. The motion passed unanimously.

### **NEXT MEETING DATE, TIME & LOCATION**

The next meeting will be held on September 17, 2019, 7:00 p.m. at MSI's corporate office in Westminster, CO.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:20 p.m.