

**MINUTES OF THE VICTORIAN GABLES HOA  
3rd QUARTERLY BOARD MEETING, 2018**

Date/Time/Place: July 11, 2018, 6:00 p.m. at Unit #30

Present: Scott Novogoratz, President #39  
Chris Bailey, Vice President #18  
Veronica Arnold, Secretary #20  
Ed Voelkel, Treasurer #7  
Ron Segul, Landscape Committee Member, #30  
Nancy Kauffman, Director #37  
Kammi Eckhoff, Landscape Chair #2  
Bill Miles, Architectural & Sign Committees Chair, #12  
Tommy MacDonald, Director, #24  
Richard Coupe, homeowner, #3  
Ken & Audry Landt, homeowners, #5  
Ted Huston & Rosemary Raider, homeowners, #21

Absent: Chris Joitel, Sign Committee, #12  
Doug Ouren, Director #31

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. A quorum was present.

**DECKS & FENCES:**

Richard Coupe and Ken and Audry Landt distributed handouts to everyone in attendance and presented their concerns. They felt that it was unfair for homeowners who did not have decks to have to share in the cost of replacing decks for homes that did have decks. They were concerned that if the HOA did not begin to change the way these kinds of things were paid for, the HOA would either go bankrupt or our homeowner fees would increase exorbitantly. The board appreciated hearing their concerns. These very concerns were addressed in detail later in the meeting.

**REVIEW OF MINUTES:** The Minutes of the April 11, 2018, Board Meeting were unanimously approved.

**TREASURER'S REPORT:** Ed Voelkel, Treasurer, presented the Treasurer's Report, which was unanimously approved by the Board.

|                    |             |
|--------------------|-------------|
| Income for 2018:   | \$89,588.44 |
| Expenses for 2018: | \$38,291.53 |
| Net:               | \$51,296.91 |

Total HOA assets as of 4/11/18:

|                      |                     |
|----------------------|---------------------|
| Checking Account:    | \$31,932.44         |
| Insurance Reserve:   | \$16,299.75         |
| Maintenance Reserve: | \$30,281.83         |
| Replacement Reserve: | \$83,257.76         |
| <b>TOTAL ASSETS</b>  | <b>\$161,771.78</b> |

Motion made, seconded, passed to approve treasurers report.

**ARCHITECTURAL COMMITTEE:** Bill Miles reported.

- 1) Window Wells- Since the April meeting, progress has stalled on Window Well replacement. Two factors caused this: cost and business practices. Two companies contacted since April were: Colorado Custom Window Wells and Egress Inc. Their bids were high ranging from \$2,325.00-2,565.00 for Custom Wells to \$2,844.00-5,679.00 for Egress (another company, Tri-City, came out again to measure but has not returned a bid).

Basement Escape, an earlier company that had bid, looked good in terms of price and experience; but when asked to provide references of clients, a dismissive reply was given essentially indicating that they had spent enough time on us and they didn't need to prove themselves. We saw this as a red flag in terms of dealing with this company. Scott found a company out of Wisconsin that does window well orders. Their prices were very reasonable, in the \$350.00 range per window, but this does not include labor. Ron and I measured our nine worst window wells and Scott has sent this information on to the company.

After the first severe hailstorm, two units, 14 and 31, reported water coming into the lower level from the window wells. Neither of these window wells had covers. A survey of windows done on May 26 showed 12 units with windows under gutters needing a cover. This is presently the responsibility of the homeowners. A check on covered and coverless wells seems to indicate that covered wells are in better shape and are not high on the list of window wells to be replaced. Perhaps a covenant change is in order, making the HOA responsible for window well covers. This way, all the window wells would be covered, and the covers would be uniform.

- 2) Gutter Cleaning – After the second hailstorm, gutter overflows were reported at various units. United Window Cleaners, who does our fall clean-out, was contacted and cleared gutters at Units 14, 31, 33 and 34 in June. Observation of the gutter at 31 shortly thereafter showed water flowing out smoothly instead of overflowing.
- 3) Decks- Just as we thought we had a green light for the decks at 7,8 and 10, the city complicated this construction. They told Don Scott that his permits would likely not be approved because of new/enforced construction regulations such as needing a firewall between decks as well as other requirements. Scott, Don, and I met with City officials twice to reach some kind of compromise on the decks to meet their requirements but also match our current deck style and needs. Don updated me today about this process: *“I have a meeting with the engineer on Thursday morning to go over the specifics of what the city wants for the decks. Once he understands what is needed, he will do the design and engineering for the decks so that we will have the necessary paperwork to get the permits finalized.”*
- 4) Deck railing issue- Rebuilt decks in the first round of deck replacements (Units 13, 14, 17, 18, 25 and 26) did not have the TRX wood for the top railings. Subsequently, the wood railings were painted twice but continued to pit and deteriorate (subsequent decks did have the TRX and are not a problem). Don Scott submitted a bid to replace these railings for \$1,200.00 total or \$200.00 a deck. The Board will need to approve this.
- 5) Unit 21 repairs and window hail damage -Kolt Johnson continues some repair work at unit 21 on the back fence area. He will also repair some serious damage caused by the first hailstorm to windows at Unit 1 and 31. A survey of the windows showed only 7 units that did not have damage to the windows due to this storm. Some show minor pitting and others show stripping of paint. Kolt will let us know about a possible bid on them after repairing those most damaged.
- 6) The City of Fort Collins replaced some gutter and sidewalk in front of three units on Bowie.
- 7) Bill Miles will be stepping down from Architecture at the end of the year.

**LANDSCAPING COMMITTEE:** Kammi Eckhoff reported.

- 1) May 5-Evergreen did a backflow test
- 2) Noted: water sprinklers going off during day. Possible reason: Unit #38 breaker is being tripped and sprinklers run off their power. There have been no problems since the end of June, when Jeff replaced the backup battery and unplugged the controller for a day. He said that if the power is

off for several days the battery will go dead. So that could be in one stretch or over multiple times.

- 3) Broken sprinkler rain sensor is in the process of being repaired.
- 4) Stump removal estimated at \$180 for units #2, #27. Date for work has yet to be determined.
- 5) Dead tree and stump removal at **unit #36** is estimated at \$300. Date for work has yet to be determined. (Correction from original minutes is in red.)
- 6) Sprayed for carpenter ants on willow tree behind #11, cost was \$80.
- 7) Willow tree needs to be trimmed as it is hanging over Silver Plume Condos-estimated cost: \$710
- 8) Locust tree is on Silver Plume's property-they acknowledged that it is theirs.
- 9) Reminded Evergreen to use blade trimmer around sidewalks (string trimmer cuts to short and we get weeds).
- 10) Scott, Ron, Ernestine and I went to the **Northern Colorado Water Conservancy District** in Berthoud to look for alternatives to our Kentucky bluegrass. We are looking at possible grants to transition to more arid native grasses and plantings to save water and yet maintain an attractive landscape. (Correction from original minutes is in red.)
- 11) Sealcoat roadway estimated at \$5990 will be scheduled for the end of July or August
- 12) 6/27-Colorado Lawn & Tree-sprayed for necrotic ring spot. This was prepaid for a discount.
- 13) 6/22-CLT sprayed for Pine beetle. This was also prepaid for a discount.
- 14) (Emerald Ash Borer is in Boulder county-news said it spreads about .5/mile per year.)
- 15) On 7/10, we began watering 3 times a week rather than 2 times a week because the heat was making more water necessary.
- 16) 7/11-Evergreen came out to raise some sprinkler heads/replace heads.
- 17) Going to try to find borders of VGHOA and mark them in some way. This should help with determining what is VGHOA or Silver Plume responsibilities.

#### **HOA ANNUAL PICNIC POTLUCK**

The HOA Potluck picnic is scheduled for Saturday, Sept 8, 4:00 pm in the area behind unit #9.

**SIGNS COMMITTEE:** Bill Miles. No report.

#### **NEW BUSINESS:**

- 1) Flagpoles: a motion was made that flagpoles cannot be higher than 16', and the flag size not more than 3'x5'. This will keep the flag pole lower than the roofs. **The placement of a flagpole must be approved by the Landscape committee to avoid unnecessary mowing problems. The motion was seconded and passed.** (Correction from original minutes is in red.)
1. A xeriscaping demonstration plot was suggested for the big area behind #36 & 37. A more formal proposal will come later.
2. In preparation for the annual meeting and the creation of the 2019 budget, Scott showed a pie chart for 2018 budget, with the percentage of expenses in each category. He discussed the 30-year replacement study; funding the replacement reserve; how we prioritize replacements; why an annual increase in dues is needed because of inflation; and the replacement timeline for various elements (such as decks, skylights, concrete, etc.). Scott made the point that presently every unit pays the same amount of homeowner fees, but since units are not equal, perhaps a change needs to be made in the way homeowner fees are assessed. He presented a possible model for that change.
3. A work group composed of Scott Novogoratz, Richard Coupe, Tommy MacDonald, and Chris Bailey was created to consider a new dues allocation plan. Part of their work will be to craft new language for the covenants that allows for a change in the way dues are assessed; then the membership will need to approve the covenant change; then the membership will need to approve whatever new allocation plan is proposed.
4. Annual Meeting: Doug Ouren will be in charge of the nomination committee for the annual membership meeting.

**Future Board Meeting Dates:** The October board meeting date and place is yet to be decided. Topics for the next meeting will include:

1. Window Repairs
2. Deck Top Rails
3. 2019 Budget

The meeting was adjourned at 7:45 pm.

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Veronica Arnold, #20, Secretary

*Scott Novogoratz*  
Scott Novogoratz, #39, President