

**MINUTES OF THE VICTORIAN GABLES HOA  
4th QUARTERLY BOARD MEETING, 2018**

Date/Time/Place: October 10, 2018, 6:00 p.m. at Unit #20

Present: Scott Novogoratz, President #39  
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  
Doug Ouren, Director #31

Absent: Chris Joitel, Sign Committee, #12  
Chris Bailey, Vice President #18

**CALL TO ORDER:** The meeting was called to order at 6:02 p.m. A quorum was present.

**REVIEW OF MINUTES:** Corrected minutes of the 7/11/18 HOA Board meeting were accepted. Moved and 2nd.

**TREASURER'S REPORT:** Ed Voelkel.

Income ytd: \$110,385.67  
Expenses ytd: \$78,359.78  
Net: \$32,025.89

**Water Bill:** The water bill increased dramatically this summer because Ft Collins Utilities is now charging a premium for commercial entities using more than their allotted amount. The water is turned off for the winter, but the Board will continue to discuss how the HOA might decrease its water and lawn care expense. The Board continues to discuss xeriscaping as an alternative and is considering moving forward with a demonstration project. Xeriscaping may have some one-time costs to switch from the current grass to native grasses.

**ARCHITECTURAL COMMITTEE:**—reported by Bill Miles:

*Decks:* Don Scott was finally able to get permits for decks at units 10, 7 and 8. New city people in charge required additional construction for deeper concrete supports, triple joists and other modifications to meet fire code objections from the previous permit. These requirements increased the costs by \$625.00 for the decks at units 7&8 and

\$775.00 for the deck at 10 (it is a larger deck). These decks should all be done (except for owner paid additions) by the time of this Board meeting.

*Fall Gutter Cleaning:* This has been scheduled this year for Tuesday, October 30 at 2:15.

*Window Painting-* Kolt Johnson painted several windows needing attention from summer hailstorms. However, some sloppy painting around windows at Units 1 & 3 left white paint on the bricks. He has been asked twice to address this but an inspection this week showed that the problems were still there. He has not sent an invoice for this work.

*Deck rail replacements-* At the April Board meeting it was mentioned that handrails at units, 13,14,17,18, 25 and 26 should be replaced with Trex as is used on the decks. This was tabled at the time to be discussed again at the October meeting. This is needed as two re-paintings of current rails are not holding up to storms. Total cost is \$1,200.00.

*Window Well update-* Building codes have changed since our units were built, so any permits issued for working on them require them to be bigger at the bottom of the well than they are now. It is estimated that each window well will cost an average of \$2500 each to replace, and there are 103 in our association. Some units have more window wells than others. To absorb that cost, we will have to do a few each year, beginning with the ones that are in the worst shape.

#### **LANDSCAPING COMMITTEE:**--Kammi Eckhoff:

**Davey Tree Trimming**-cost, \$1470, done in early August: Willow behind #1; Grind stumps at #2 & 26; Remove dead maple at #36; Lift canopies at #7 & #14

**Colorado Lawn & Tree**-prepaid contract: Sprayed trees

**Black Pearl Asphalt**-cost, \$5990, Seal coat roadway

**Evergreen**-Tree trimming September-per contract; Sprinkler maintenance/broken controller manifold—cost about \$700; Sprinklers were shut off Oct. 8, per contract; Did have to remind them to trim around mailboxes and a couple of places on the east side and NOT weed whack around sidewalks/driveways-please use straight trimmer about every 3 weeks. Renewed contract with Evergreen-\$12,800 (same as 2018).

Look into Xeriscape plot or make into community garden on strip of land between Swallow and Bowie, south of cement gutter- concerns are the replumbing for a community garden, and the increased water that would be necessary.

#### **NEW BUSINESS:**

- 1) **Renter policy**—Doug Ouren presented the need for a renter policy. He pointed out that research shows a high percentage of rental properties in any given area reduces the property values for the whole area. Since the HOA Board is tasked with maintaining the value of our units, it was suggested the HOA limit the number of units that may be rented.

It was suggested that the HOA cap the number of unit rentals allowed at 15% (6 units). We also need a plan for determining who can use their property for

rentals if one of those six becomes owner-occupied. Possibilities are that people who would like to rent their units can sign a wait list and it could be first come, first served. Or we could consider a lottery program. Scott agreed to talk with an HOA attorney to determine what would need to be done to proceed with this change.

- 2) **HOA picnic** in September was very successful, with 24 attending. Thanks to all who worked to put it together, and to all who brought such great food! Special thanks to Kammi Eckhoff for organizing the event.
- 3) **Website:** To make our website sign-in passwords secure, the board approved spending \$74/year to enhance the website security.
- 4) **Antenna policy:** The FCC rules have changed, so we need to revise our antenna policy to comply with those new rules. Homeowners are urged to check with the HOA Board regarding placement, when considering a new TV antenna on their unit.
- 5) **Insurance:** HOA annual insurance premiums increased by \$3,000 this year. The deductible for roof damage, due to hail, increased from 2% to 5%. In case of hail damage to the roofs, the HOA would make a special assessment to homeowners to cover the 5% deductible amount, Homeowners are urged to make sure their Loss Assessment coverage on their own policy is ample to cover the deductible amount.
- 6) **2019 Proposed Budget:** This proposed budget was assembled from the 10-year plan with some revisions. This budget will be presented for approval at the annual member meeting. Moved, 2nd.
- 7) **Nominations Committee**—Since Doug will need to be on a trip the day of the member meeting, Tommy MacDonald will chair the Nominations Committee and present the slate of candidates at the annual meeting. We need to fill the positions of secretary, treasurer, and one at-large board member.
- 8) **Annual meeting agenda**—Proposed covenant changes, such as allocating dues to reflect maintenance costs, need to be discussed at this meeting. We need everyone's input, so please come and participate.
- 9) **Covenant changes**—Changes to be considered are dues assessments; exterior maintenance of lots (change window well covers to be HOA responsibility); and HOA responsibility for owner-installed improvements.

**10) Email lists**—Veronica will call members on the email list to make sure she has their correct email addresses. Apparently some members have not been getting communications from the HOA. Scott pointed out that any member can log on to our web site, victoriangables.org, for minutes and any other official information and documents.

The meeting was adjourned at 7:41pm. Future HOA Board meetings will be on the second Wednesday of each quarter, at 6:30 pm. Location will be determined later.

---

Veronica Arnold, #20, Secretary

*Scott Novogoratz*

Scott Novogoratz, #39, President

## Victorian Gables Patio Homes HOA 2018 Annual Meeting

DATE/TIME: Sunday, October 28, 2018, 3:00 PM-4:30 PM

SUBJECT: 2019 Officer Elections and Budget

PLACE: Senior Center Auditorium

TOPIC	TIME	PERSON(s)	OBJECTIVE
A: WELCOME & CALL TO ORDER	3:00	Scott Novogoratz	
B: STANDARD AGENDA ITEMS	3:00		
1. Previous minutes		All Members	Adopt
2. President's Report		Scott Novogoratz	Communicate
3. Architecture Committee Report		Bill Miles	Communicate
4. Landscaping Committee Report		Kammi Eckhoff/Ron Segul	Communicate
5. Treasurer's Report		Ed Voelkel	Adopt
6. Officer and Director Elections		Nominations Comm.	Elect
7. 2019 Budget		Scott Novogoratz	Adopt
C: NEW TOPICS	3:30		
1. Novogoratz		Changing How Dues are Assessed	Scott
D: QUESTIONS and CONCERNS	4:00	All	
E: ADJOURNMENT	4:30		