

MINUTES OF THE VICTORIAN GABLES HOA 1st QUARTERLY BOARD MEETING, 2019

Date/Time/Place: January 9, 2019, 6:30 p.m. at Unit #21

Present: Scott Novogoratz, President #39
Chris Bailey, Vice President #18'
Ted Huston, Treasurer #21
Ed Voelkel, Former Treasurer #7
Ron Segul, Landscape Committee Member, #30
Chris Joitel, Director #12
Doug Ouren, Director #31
Tommy MacDonald, Director, #24
Kammi Eckhoff, Landscape & Sign Committee Chair #2
Bill Miles, Past Architectural Committee Chair, #12

Vacant Positions: Secretary and Architectural Committee Chair

Call to Order: The meeting was called to order at 6:30 p.m. A quorum was present.

REPORTS

Previous Minutes: Kammi Eckhoff requested a correction to the Landscaping Committee report; change Davey Tree Trimming to Jordan's Tree Service. Motion to approve with this correction by Doug Ouren, seconded and unanimously approved.

Treasurer's Report: Ed Voelkel, Treasurer, presented the Treasurer's Report.

2018 Income and Expenses	
Income for 2018	\$111,822.94
Expenses for 2018	\$104,460.71
Net	\$7,362.23

Assets as of 12/31/18	
Maintenance Checking & Money Market Account	\$17,564.58
Insurance Reserve CDs:	\$16,423.36
Replacement Reserve CDs:	\$83,849.16
Prepaid and Credits (Water Utility)	\$2,111.62
Total Assets	\$119,948.72

Motion to accept Treasurer's report by Kammi Eckert, seconded and approved unanimously.

Architecture Committee Report: In lieu of an Architecture Chairperson, Bill Miles reported.

1. Fall gutter cleaning took place shortly after the original October 30th date because of bad weather.
2. Window painting concerns with Kolt Johnson were resolved and he was paid.
3. Deck rails were replaced by Don Scott at units 13, 14, 17, 18, 25, 26 as well as additional rails for unit 4.
4. Just before Christmas, ABC concrete asked to do the sidewalk, concrete work we had asked them to bid on for those units with the greatest safety concerns. ABC checked with the owners of the 6 units and received an ok to proceed on December 20th. Work was completed before Christmas and coverings were removed from the last unit by January 3. Work was inspected by Ron and Bill and found to be satisfactory. It is recommended that Unit 34's driveway be the first priority for work to be done in 2019.
5. Bill, was contacted by a relative of Jim and Mary Lou Lewis, regarding roofing issues at Unit 25. Their grandson-in-law works for a roofing company and after looking at the Lewis's roof, felt there was hail damage and the need for a new one. I contacted Jim Lewis and asked if there were any leaks or problems. He said, "no, but wished to see this pursued for their unit as well as other units in the HOA." Scott contacted NoCo Roofing and a representative came to look at the Lewis roof and others in the association. NoCo's evaluation of roof conditions was that while it was obvious that they had been hail, it was not bad enough to file an insurance claim. Scott will speak to this later in the meeting.
6. Leaks in the gutter at Unit 7 and around the skylight at Unit 19 were reported. Scott is following up on the skylight issue on unit #19. There is a need for a new gutter company as Phillips Seamless is getting out of that business. They recommended Front Range Seamless Gutters out of Erie, Colorado. A representative from that company looked at the issue at #7. It will be monitored by Ed Voelkel.

Landscaping Committee Report: Kammi Eckhoff reported.

Water was shut off Oct. 10 due to rains that week.

Fall cleanup was completed around Nov. 15-17.

No snow removal so far this year.

Ron has put 2 parking notices on vehicles on the Swallow side of the HOA.

We would like to start some shadow planting of trees around the ash trees this year and hopefully replace 2-3 that were lost 3-4 years ago.

The City of Fort Collins billed us for an overage on our water allotment on one of our 4 meters. After talking with the billing department, it was determined that the city was in the wrong. We had 3 water taps that were allotted 1,955,110 gals of water per

year and one tap at 112,614 gals per year. This was the city's mistake and was \$2234.32 credited to the 3025 Bowie Ave. sprinkler.

The city now also charges us a tap fee of \$122/tap/mo. adding \$3000 to our annual water costs.

I have been researching xeriscape gardens. One would be on the corner by #36/37 along the fence and the other would be the "bowling alley" area behind #28/29. Northern Water is offering a Collaborative Water-Efficient Landscape Grants. This is a 50% match, with \$5,000-\$15,000 grants.

Evergreen is willing to come out and give us a bid.

There are many questions that need to be answered before we commit to this project:

- Do we have the matching funds?

- Do we need to hire a landscape architect? (Not according to the program details)

- Do the HOA members need to vote on this?

- What type of vegetation? Grasses/flowering/shrubs

- Do we want to tackle the smaller job on our own, with volunteers?

 - Apply for a grant for the larger project?

- Sprinkler system re-purposing/design.

- There are xeriscape seminars to attend that would help us with our choices.

- CSU extension is willing to come out and talk with the board/HOA meeting for \$75.

The application is due February 15. I think that to do this correctly that we need to start planning now in order to have a very well thought out plan to apply for next year. If we decide to do it this year, I would suggest that we only do the area along the fence by #36/37.

Annual Disclosure: Scott Novogoratz shared the required Annual Disclosure with the Board members and will post it on the website.

FOLLOW-UP TOPICS

Annual Meeting Debrief: Scott Novogoratz reported that one individual had returned the form about possible Covenant changes with 2 comments; 1) Keep uniform dues and, 2) Continue HOA responsibility for everything done by the original builder.

2019 Budget Review: The budget was reviewed and the committee chairpersons have been authorized to move forward with repairs and initiatives up to the budget limits.

Replacement Reserve Study: Scott Novogoratz reviewed updates to the Replacement Reserve study and its financial impact over the next 30 years. The new version will be posted on the website.

NEW TOPICS

Audit Committee Appointment: Tommy McDonald agreed to chair the Audit Committee, with help from Stephanie Ouren and Chris Bailey. They plan to meet later in the week.

Window Well Replacement: Chris Baily, Ron Segul and Doug Ouren had created a high level analysis, based on a proposal from *Denver Egress Window*, to replace all window wells with powder-coated galvanized steel wells, at an approximate cost of \$175,000. After discussion, it was agreed that some window wells need to be replaced now, while others may last several more years. Additional costs, such as air conditioner relocation and concrete removal/replacement, is likely to increase the cost estimate. It was agreed to further investigate the possibility of replacing the lumber. The group agreed to provide an update at the next Board meeting.

Roof: As mentioned in the Architecture Committee report, possible damage to the roofs may have occurred this past year. Jason Shields from NoCo Roofing inspected selected roofs and reported, *"There was no question that hail has been present on those roofs, however, there is definitely not enough to file a hail claim. The metals on the roof show signs of hail as well as the cladding on the skylights. As far as the shingles go, they are in good shape and should have plenty of life left in them assuming they do not get hit with a severe hail storm. The shingles are a high quality shingle manufactured by Elk and I believe they have a 40 year life span warranty."* The Board agreed to take no further action.

Water Expense: Ft. Collins Water Utility informed the HOA that it will now be charging a \$122 monthly fee for each tap in months when there is no water usage. Previously, the Water Utility would shut off the taps during non-watering months and the HOA would not be charged. The HOA has 4 taps, adding approximately \$3000 to the HOA's annual water bill. Landscape watering is now estimated to cost about \$14,000 in 2019. The Board discussed a reduced watering plan.

Identifying Sprinkler Head Locations: The Board believes it's a good idea to identify sprinkler head locations, particularly as the landscaping plan changes. Chris Baily, Kammi Eckhoff and Doug Ouren discussed a plan to get this done.

Nuisance Policy #104 Update: The Board agreed to strengthen the Nuisance Policy on a motion by Tommy McDonald, which was seconded and approved with Doug Ouren abstaining from the vote.

Renter Policy: The Board again discussed the possibility of limiting the number of rental units within the HOA. No action was taken.

Fines Policy: The Board reviewed a proposed policy to assess homeowner fines for policy non-compliance. Chris Bailey agreed to incorporate comments and propose a revised policy at the next Board meeting.

Covenant Changes: The Board discussed challenges with the current HOA Covenants, such as conflicting language and objectives working to the detriment of the HOA goals. No action was taken.

The meeting adjourned at 8:50 pm.

Scott Novogoratz

Scott Novogoratz, #39, President