

Victorian Gables HOA, Second Quarter Board Meeting  
April 3, 2019 6:30 p.m., Unit #21

**Board**

Present: Scott Novogoratz, President, #39  
Chris Bailey, Vice President, #18  
Ted Huston, Treasurer, #21  
Susan Cavender, Secretary #17  
Mark Watkins, Architecture Chair, #28  
Kammi Eckhoff, Landscape Chair, #2  
Ron Segul, Landscape Committee Member, #30  
Doug Ouren, Director #31  
Absent: Tommy MacDonald, Director, #24

**Call to Order:** The meeting was called to order at 6:30 p.m. Minutes from the January 22, 2019 meeting were approved as distributed with prior changes.

Mark Watkins was welcomed on the Architecture Chair and Susan Cavender as Board Secretary.

**Treasurer Report:** Ted Huston reported on this quarter's financials.

Income to date:	\$54,809.43
Expenses to date:	<u>\$20,687.46</u>
Surplus/(Deficit) to date:	\$34,121.97

Assets as of March 30, 2019	
Maintenance Checking & Money Market	\$51,430.73
Insurance Reserve CDs	\$16,499.13
Replacement Reserve CDs	\$84,193.69
Ft Collins Utilities Credits	<u>\$1,958.58</u>
Total	\$154,082.13

HOA income taxes were discussed and it appears the income from Reserve Fund CDs are taxable, leaving the HOA with a tax liability of approximately \$500. 2019 dues are up to date. For the CD maturing in April, it was agreed to make a decision at the next Board meeting regarding the disposition of those funds. Chris Bailey motioned to accept the Treasurer's Report, seconded by Ron and unanimously approved.

**Architecture Report:** To familiarize Mark Watkins with the VG property, Scott, Ron and Mark will walk the property to prioritize needs to be addressed with plans to take a proactive approach on projects this year.

**Landscape Report:** Kammi Eckhoff reported that additional research will be done on the Xeriscaping plan and will update Board at the July meeting. A revised watering schedule will be implemented this summer to twice a week. Motion put forth to inform homeowners of changes in watering schedule, seconded by Scott, approved by Board.

**President's Report:** Community is in a state of change. Many units are empty, for sale or rent. Signage and rental policy was briefly discussed. It was agreed that signs, such as "For Rent" signs, are not permitted beyond the immediate vicinity of the homeowner's unit.

**Audit Report:** The financial audit was completed in January with no concerns. The audit report was not available for the Board to approve, so it will be deferred until the next meeting.

Victorian Gables HOA, Second Quarter Board Meeting  
April 3, 2019 6:30 p.m., Unit #21

**Window well replacement plan:** Chris Bailey contacted Denver Egress for costs on replacement. After discussion surrounding repair or replacements, Chris made a motion to move forward with replacing those window wells already designated as needing immediate replacement where repairing the window well is not an option. Scott amended the motion to spend no more than \$35,000 for this year's replacement and repairs. The motion was seconded by Kammi. Board approved the motion unanimously.

**Fines Policy:** Policy 131 permits the HOA to impose fines on homeowners for infractions of HOA policies. While the Board approved the concept of imposing fines, the actual policy wording still needs to be approved.

### **New Topics**

Architecture Chairperson Mark Watkins - was appointed as the Architecture Committee Chair on a motion by Scott, seconded by Ted Huston with unanimous approval. He is replacing Bill Miles.

Board Secretary - Susan Cavender was appointed as Secretary on a motion by Scott, seconded by Kammi Eckhoff with unanimous approval. Susan is filling a vacant seat.

Replacing board member Chris Joitel - Chair asked for suggestions. Doug nominated Ron Segul, he declined. Other nominations will be sought.

### **Topics for Next Board Meeting**

1. Doug Ouren will prepare a proposal to limit the number of units that may be rented at one time.
2. Parking policy revisions

Next Board meeting - Wednesday, July 10, 6:30 p.m. Unit #17

Meeting adjourned at 8:15 p.m.