

**MINUTES OF THE VICTORIAN GABLES HOA
3rd QUARTERLY BOARD MEETING, 2019**

Date/Time/Place: July 10, 2019, 6:30 p.m. at Unit #30

Present: Scott Novogoratz, President #39
Chris Bailey, Vice President #18
Paul Schnaitter, Director, #15
Doug Ouren, Director #31
Ron Segul, Landscape & Architecture Committee Member, #30
Kammi Eckhoff, Landscape Chair #2

Absent: Susan Cavender, Secretary #17
Mark Watkins, Architecture Chair #28

CALL TO ORDER: The meeting was called to order at 6:35 p.m. A quorum was present.

REVIEW OF MINUTES: The Minutes of the April 3, 2019, Board Meeting were unanimously approved on a motion by Kammi.

TREASURER'S REPORT: In Ted's absence, the Treasurer's report was reviewed and unanimously approved on a motion by Doug. See last page for the financial statement.

ARCHITECTURAL COMMITTEE: No report.

LANDSCAPING COMMITTEE: Kammi Eckhoff reported.
See attachment.

PRESIDENT'S REPORT: Scott Novogoratz reported.
Kudos to Chris Baily for managing the window well replacement project. When starting this project, window well costs were expected to be about \$2000+ per window well with added expense to move air conditioners and gas lines. With about 104 window wells, we had projected this single project would cost \$208,000. With the work Chris did, we're now able to replace window wells at a cost of about \$1200-\$1300 per window well. Over the life of the project we now expect to spend about \$150,000, saving the HOA over \$60,000.

Kudos also to Ted Huston for his diligence in managing the HOA finances. The reformatted financial statement better align the actual income and expenses with the budget.

Finally, kudos to Kammi Eckoff for the work she's been doing to make our surroundings beautiful. The lawn and landscaping looks great!

NEW TOPICS:

Board Appointee Paul Schnaitter #15: On a motion by Scott, the Board unanimously approved appointing Paul Schnaitter to fill the vacancy created by Chris Joitel's resignation. Paul's term expires at the end of 2021.

Unit #23 Deck: On a motion by Scott, the Board unanimously approved spending \$6550 to replace unit 23's deck. This completes the deck replacement project.

2019 Replacement Budget Status and Planned 2019 Expense: Ted provided a status and recommendation for 2019 replacement expenses prior to the meeting. Paraphrasing Ted's recommendation:

- The 2019 replacement budget is \$49,500.
- To date, \$19,000 has been spent on window well replacements, leaving about \$20,500 in the replacement budget.
- Of this \$20,500:
 - Unit #23's deck will cost about \$6500, leaving about \$14,000.
 - Spend no more than \$11,000 on additional window well in 2019.
 - Use the remaining \$3000 on urgent items or add to the reserve fund.

Concrete Work: Scott asked the Board to once again review the concrete driveway and sidewalk inspection done in October, 2018 to determine if any or all of the items listed should be part of the 2020 replacement plan. Chris added that gaps are opening up in the concrete seams, and that we need to think about filling those seams.

Replacement Priorities: Scott asked the Board to be ready to discuss our planned 2020 replacement projects at the October Board meeting.

Window Well Covers: When window wells are replaced, the Board believes it's in everyone's best interest to place a solid, transparent cover over the well to reduce/eliminate water in the well. These covers cost about \$100 each and are specifically fitted to the new type of wells. Paul suggested the HOA consider rebating owners who purchase appropriate covers. Doug made the motion, "To encourage unit

owners to purchase covers, and because the Covenants specify window well covers are the unit owner's responsibility, the Board will rebate unit owners for the full cost of VGHOA approved covers." The motion was approved unanimously.

Rental Unit Policy: Doug asked to table this topic until the next meeting.

Parking Policy Revisions (policy #110): On a motion by Paul, the Board unanimously approved revisions to policy #110 (see attachment).

Annual VGHOA Picnic: The annual VGHOA picnic will take place on Sunday, September 8 at 4:30 pm behind unit #9. Kammi agreed once again to organize it. Attendees should bring a dish to pass and chairs. All unit owners and tenants are invited to attend.

FOLLOW-UP TOPICS:

Audit Committee Report: Scott will contact Tommy MacDonald to sign off on the 2018 financial audit.

Window Well Replacement Plan: The next window wells slated for replacement are those at units #12, #16 and #36. It was noted that there's some settling of the dirt around some of the new window wells. Chris agreed to contact the vendor to correct the settling.

Fines Policy (#131): The Board agreed with the wording of the Rules and Regulations for Homeowners and Tenants and Fines for Violations, which was already approved at the April 3, 2019 Board meeting (see attachment).

NEXT BOARD MEETING: Wednesday, October 9, at 6:30 pm.

Topics for the next Board meeting will include:

1. Annual Meeting Date: Schedule it the first week of December rather than last week of October.
2. Window Replacements: Some windows are no longer sealing properly.
3. Private Road: Can road be designated as a fire lane which would permit the city to set up parking zones and ticket illegally parked vehicles.

The meeting was adjourned at 8:13 pm.

Scott Novogoratz, #39, President

Victorian Gables HOA

2019 2nd Quarter Summary Report - through 30Jun2019

INCOME		Year-to-Date	Annual Budget
Dues, \$2840/unit/year		\$71,040.00	\$113,600
Interest		\$957.96	\$900
Transfer fees		\$600.00	\$0
	Total Income	<u>\$72,597.96</u>	<u>\$114,500</u>
EXPENSES			
Landscaping		\$11,658.24	\$26,425
Maintenance		\$0.00	\$10,000
Operating		\$16,045.68	\$40,469
Replacement		\$29,442.20	\$49,500
	Total Expenses	<u>\$57,146.12</u>	<u>\$126,394</u>
 NET Income less Expenses		 <u>\$15,451.84</u>	 <u>-\$11,894</u>

Assets Allocation		Current	31-Dec-18
Independent Bank Checking		\$3,470.83	\$2,173.26
Western Money Market		\$29,524.52	\$15,402.76
	Sub-Total	<u>\$32,995.35</u>	<u>\$17,576.02</u>

Insurance Reserve	APY	Maturity		
Western CD xx1549	2.00%	1/11/21	\$5,334.80	\$5,281.99
Western CD xx1584	1.75%	4/23/22	\$11,238.80	\$11,141.37
	Sub-Total		<u>\$16,573.60</u>	<u>\$16,423.36</u>

Replacement Reserve	APY	Maturity		
Independent Bank CD xx2737	1.74%	6/11/20	\$19,294.51	\$19,128.18
Western CD xx1476	2.75%	4/21/24	\$15,081.16	\$14,969.74
Western CD xx1550	2.00%	1/11/21	\$19,205.23	\$19,015.12
Western CD xx1585	1.75%	4/23/22	\$11,238.80	\$11,141.37
Western CD xx1598	1.24%	8/3/22	\$19,715.42	\$19,594.75
	Sub-Total		<u>\$84,535.12</u>	<u>\$83,849.16</u>

Total Assets **\$134,104.07** **\$117,848.54**

*** Ft Collins Utilities, credit balance **\$1,307.93** **\$2,111.62**

Total **\$135,412.00** **\$119,960.16**

Note: Effective January 1, 2019, Guaranty Bank & Trust merged with and became Independent Bank

For July 10, 2019, Board Meeting

**Landscape Report
July 10, 2019
Unit #30**

Evergreen has been contacted to

June 20-trim trees 10 feet and below

June 23-redo sprinklers at #21 after window well replacement

June 16-contour ground around #14

May 18- blowout behind #5

We will continue to hold the water at 2 times/week.

The VGHOA purchased a galloon sprayer and weed killer concentrate to try to keep ahead of the weeds around the sidewalks. I sprayed around June 24 and will do it again this next week.

Trimmed snowball bush at#17.

Colorado Lawn and Tree sprayed for necrotic ring and pine beetles.

Tree replacement-

I would like to get 3-5 trees to replace trees that have been gone for several years (behind #2, #12, between #34-35).

Evergreen is trying to do more blade trimming around sidewalks instead of string trimming.

Annual VGHOA Pot-Luck on Sunday, September 8 at 4:30 pm behind #9.

Kammi Eckhoff

Ron Segul

Landscape

TO DO

Grading at #36

Check on grass behind #26

Tree trim #19

In accordance with the HOA Declaration of Covenants, Article VI, Section 14, and to assure equitable parking and an attractive community, the Association establishes the following parking guidelines:

1. Permissible vehicles include conventional passenger vehicles in good repair and which are currently licensed and in regular use. Each resident is allowed to park overnight no more vehicles than can be accommodated by their garage or driveway.
2. On-street parking is allowed from 5 a.m. to 11 p.m. for overflow and/or temporary parking as well as emergency vehicles with these conditions:
 - a. Parking does not obstruct emergency access, interfere with the reasonable needs of other residents, and is not a nuisance, such as parking on lawns or sidewalks.
 - b. In case a resident has temporary, overnight guests due to a family exception, such as holidays or a funeral, a VGHOA board member can grant permission for overnight street parking, not to exceed 72 hours.
 - c. Overnight parking is allowed if the Owner or occupant is a provider of emergency fire fighting, law enforcement, ambulance, emergency medical, or other emergency services and is required to have the vehicle at his/her home.

Restricted Vehicles and Equipment:

1. Inoperable or not currently licensed vehicles.

A written notice will be placed on vehicles violating this policy and are subject to fines, per the *VGHOA Policy #131*. If the violation continues for more than 24 hours, the vehicle is subject to towing without further notice. Towing and fines are at the expense of the unit owner or vehicle owner.

Recorded in the Book of Minutes on July 19, 2019.

Scott Novogoratz Board President on July 19, 2019.

Policy #131: Rules and Regulations for Homeowners and Tenants and Fines for Violations

Homeowners are responsible for their own behavior and that of their tenants, should they rent out their unit. Policies #101 through #110 apply to Renters (copies on website <https://victoriangables.org/policies>) and it is the responsibility of the Homeowner to provide these policies to their tenants and to make certain that their tenants intend to comply with these Rules and Regulations. All Policies apply to Homeowners.

Violations of these Policies will result in a fine to the Homeowner,

Policy #101: Recreational Vehicle Parking
Policy #102: Animal and Pet Policy. (Animal disturbances should be Reported to the Humane Society at 970-226-3647.)
Policy #103: Satellite Policy (Prior approval needed before placement.)
Policy #104: Nuisance Policy, Call Nuisance Hotline at 970-416-2200.
Policy #105: Sign/Flag Policy
Policy #106: Trash Policy
Policy #107: Vehicle Repairs Policy
Policy #108: Insurance and Risk Mitigation Policy
Policy #109: Snow Removal Policy
Policy #110: Parking Policy

Fines: Effective January 1, 2019, the Association will impose a \$100 fine each month to those units in violation of any of these policies. The HOA has the authority to levy fines for violations. See Article VII, Section I of the Bylaws and Article VII, Section 3, of the Declaration of Covenants which grants authority to establish a uniform schedule of fines and penalties and to levy assessments against owners.

Recorded in the Book of Minutes on April 3, 2019

Scott Novogoratz, Board President on May 23, 2019