

**MINUTES OF THE VICTORIAN GABLES HOA
4TH QUARTERLY BOARD MEETING, 2019**

Date/Time/Place: October 9, 2019, 6:30 p.m., Unit #17

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

Absent: Mark Watkins, Architectural Chair #28
Paul Schnaitter, Director #15

CALL TO ORDER Meeting called to order at 6:32 p.m. A quorum was present.

REVIEW OF MINUTES The July 10, 2019 minutes were revised for the addition of Ted Huston's name to the list of those absent. Minutes were approved by the Board. The proposed rebate incentive to homeowners for installing plastic window well covers was recorded incorrectly and has been corrected as described below.

TREASURER'S REPORT Ted gave the financial report ending September 2019. Operating and landscape expenses are largely on track for expected budgeted amounts. Installation of 16 window wells accounts for a large portion of replacement expenses so far this year. Skylight replacement was discussed as a future budget item. Doug Ouren motioned to accept the report with a second by Ron Segul. Treasurer's report unanimously approved (attached separately and posted on the HOA website).

ARCHITECTURAL COMMITTEE No report

LANDSCAPING COMMITTEE Ron Segul resigned from the landscape committee to focus his attention to the architecture committee. He was thanked for his service. The committee chair requested a rollover of any remaining landscape funds into the 2020 budget. The Board approved the request. Kammi Eckhoff's full report is attached.

PRESIDENT Scott Novogoratz brought the Board's attention to a liability exposure the HOA has concerning homeowners and tenants doing exterior work. Currently the HOA holds no insurance to cover this risk. At a cost of \$352/yr the Board unanimously approved the motion by Kammi, seconded by Ted, to immediately purchase this insurance.

As units are placed for sale the question of our HOA dues being a deterrent for potential buyers was discussed. Knowledge of other HOA fees in the City proved to be considerably higher than Victorian Gables. A discussion of the services Victorian Gables provides vs. fee cost show we are on the low end in comparison with other HOAs.

NEW TOPICS

Concrete Work

Ron informed the Board about required concrete work. Repairs are needed on driveways at three units (23, 33 & 34). Cracked street gutters also should be repaired prior to any blacktopping work. As a general rule, the Board wishes to combine similar types of work to be completed at the same time to avoid unnecessary costs.

Window Replacement

Window replacements will be added as a budget line item on the 30 year replacement schedule, currently estimated at \$1,000 per window.

2020 Replacement Priorities

Replacement priorities for 2020 are concrete work and window wells, both mentioned in July Board minutes. Rio Grande Co in Denver has been the source of materials for the window well project, which includes the shell as well as the metal grates covering the wells. In addition, homeowners are strongly encouraged to purchase a plastic cover, also available from Rio Grande, although there may be other suppliers closer to Fort Collins. The plastic covers are not in the current HOA covenants as a replacement item, so a \$50 rebate per window well provided by the HOA for those who choose to do so as incentive for their installation. Current price varies by the size of the cover but is about \$100 apiece. Specific window wells to be replaced in 2020 will be determined early next year.

2020 Annual Budget and Dues

The Board is recommending an increase in HOA fees for 2020 from \$2,840 to \$2,900/yr. The quarterly fee increase is \$15, up to \$725 from \$710. As our homes and properties approach the 30-year threshold many costly repairs and/or replacements will be required. To continue the high quality of exterior maintenance & replacements, the fee increase is necessary. If any surplus occurs at the end of the budget year, it will be rolled into the maintenance fund.

Converting Private Road to Public Road

Scott has been studying the issue of altering the Victorian Gables road from private into a public street maintained by the City. Numerous issues are involved. Other HOAs nearby (Fox Hills) have undertaken this change and their conclusions about the pros and cons were discussed. Fox Hills' HOA passed this cost to their homeowners directly. This discussion topic will be presented at the annual meeting in November. The main question raised is the cost to the HOA and what is involved in order to bring the road up to city standards. Other questions were:

- should we hire an engineer for a road assessment, either by the City or other engineering firms, to determine costs before we decide to proceed?
- would the cost be assessed to homeowners directly vs. an increase in property taxes?
- the City Engineer, who is the final authority, determines any improvements that need to be made prior to turning over the road to the City. What improvements would be identified?
- will there be loss of services considering our small footprint compared to other street priorities? Will there be a loss of street parking to other public entities (RMHS, the park, other housing complexes)?
- If we keep our street private will we be able to sustain the high cost of repairs in the coming years?

Scott will do further checking on costs for a road assessment.

Nominations and Election Doug's term as At-Large Director expires at the end of this year. His name will be on the ballot again. Susan resigned from the Secretary position so this seat will be open again. Board members are reaching out to homeowners for nominations to these positions. The election is held during the annual meeting. Ron has resigned from the landscaping committee and continues to serve on the architectural committee.

Next Board Meeting and Location January TBD, Unit #30

Annual Meeting December 8, 2019, 3:00 to 4:30 pm in the Senior Center Auditorium

FOLLOW-UP TOPICS

Rentals Policy - no new proposal

Parking Policy Revisions - no vote

Window Well Replacement Update - as communicated above

No announcements, meeting adjourned at 8:36 p.m.

Treasurer's Report is attached

Landscape Report October 8, 2019

Evergreen will be shutting off the sprinklers around October 15 and do fall cleanup by Nov. 15.

We increased the water the water at 3 times/week at the beginning of September. With keeping the water down to 2X/per week until September, we were able to save about \$2000 in water this year.

Colorado Lawn and Tree has sprayed trees.

Tree replacement-

I will be ordering a Vanderwolfs Pyramid Limber Pinetree for behind #12.

Annual VGHOA Pot-Luck was on Sunday, September 8. Due to thunderstorms, we had it in the garage at #2. There were around 20 units represented.

We sprayed for bees at #36 so window wells could be finished.

Black Pearl Asphalt will be doing crack seal in the near future. He will give us a week's notice as to when he will be here.

Black Pearl estimates 3-5 years before we need to replace the asphalt, including looking at the alligating of the cul-de-sac at #15-#21.

We are looking into the city taking over the road. Further studies need to be done.

FC Connexion has done phase 1 of the broadband work. They have been very accommodating about fixing sprinklers that were damaged by boring. In 6-8 weeks, they will be starting phase 2-running fiber optics through the pipe they laid. Phase 3 will be hooking up from junction box to each individual house.

Evergreen has sent the Landscape and Snow contract for 2019-2020. The rate for the landscape stays the same at \$12,800, but the hourly charges have increased by \$2-\$5/hour.

Ron Segul is resigning from the Landscape committee to concentrate on the Architectural committee.

Thanks, Ron for your help these past couple of years.

Kammi Eckhoff
Ron Segul
Landscape