

**MINUTES OF THE VICTORIAN GABLES HOA**  
**2nd QUARTER BOARD MEETING, 2020**

Date/Time/Location: May 13, 2020; 6:30 pm; Driveway of Unit #21 maintaining social distancing with masks.

Present:        Scott Novogoratz, President #39  
                  Doug Ouren, Director #31 (remote)  
                  Ted Huston, Treasurer #21  
                  Kammi Eckhoff, Landscape Chair #2  
                  Ron Segul, Architecture #30  
                  Tom Glenn, Director #20  
                  LeAnn Payton, Guest #23

Absent:         Chris Bailey, Vice President #18  
                  Paul Schnaitter, Director #15

CALL TO ORDER: Meeting was called to order at 6:30 pm. A quorum was present.

REVIEW OF MINUTES: The minutes from the 1<sup>st</sup> Quarter Board Meeting, on January 15, 2020, were approved by the Board on a motion by Doug Ouren, which was seconded and approved unanimously by the Board.

TREASURER'S REPORT: Ted provided a financial summary report. YTD income is \$71,611. YTD expense is \$33,317. Assets include \$63,917 in the checking and money market account, \$16,880 in the insurance reserve and \$86,037 in the replacement reserve. Kammi made a motion to accept the Treasurer's Report, which was seconded and unanimously approved by the Board.

ARCHITECTURE COMMITTEE REPORT: Ron Segul and Tom Glenn presented the report. The painting and exterior repairs are progressing with the total expected expense to be about \$20,000 plus materials. After completing almost half of all units, the architecture committee is satisfied with the work.

Ron identified problems with water overflowing from gutters and believes clogged downspouts are to blame. Ron will contact the gutter company to have them clean out downspouts and provide additional guidance to the cleaning crew to avoid clogs. The annual budget for gutter cleaning is \$1000.

LANDSCAPING COMMITTEE: Kammi Eckhoff presented her written report, excerpted below.

- Jordan's Tree Trimming will be doing repair and trimming (over 10 ft.) ~\$3000

- Colorado Lawn and Tree has been out to spray pine trees and will be out throughout the summer for grass and tree spraying.
- The entrance sign gardens have been cleaned up. Kammi replaced the lights at both signs this year.
- Snow removal has already put us almost to the top of the budget for this year.
- FC Connexion & AEG have been replacing sod and fixing sprinklers that were broken when they were doing fiber optic work in the VGHOA. Next step will be running cable from the street to each individual unit. No word on when they will do this.
- Kammi started collecting documents and forms to apply for the Xeriscape Improvement Program (XIP). Application is due July 1, 2020, grants will be awarded September 2020. Grant range \$5000-\$15000 must be matched by VGHOA. Looking at other grants. Evergreen is an approved XIP landscape partner.
- Kammi will meet with Evergreen in the spring to go forward on the xeriscaping of the corner and re-seeding the bowling alley behind #31 with native or water efficient grasses.

PRESIDENT'S REPORT: Scott talking about the HOA community stabilizing again, with no units for sale at this time. The biggest challenge is balancing the long-term community replacement projects with available resources. In 2-5 years, when the private road needs to be resurfaced, the replacement fund will deplete. At this time, there is no line item in the replacement budget for window replacements, and this will need to become part of the plan, likely raising our dues.

#### NEW TOPICS:

1. **2019 Audit Committee:** Stephanie Ouren (#31), Tom Glenn (#20) and Mark Cunningham (#36) completed the Financial Audit for 2019, reviewing the Treasurer's financial statements with billing statements, bank statements and certificates of deposit. They found them to be true. The Board accepted the Audit Report on a motion by Ron Segul, which was seconded and approved unanimously by the Board. The Board wishes to thank these 3 individuals for their work.
2. **Concrete Work:** Scott Novogoratz and Ron Segul received bids of \$19,000 from ABC Concrete for general concrete repair work in the community. The Board agreed to limit concrete work to the \$12,000 budgeted for the year on a motion by Ron Segul, which was seconded and approved unanimously by the Board.
3. **2020 Replacement Plan:** \$35,000 has been budgeted for replacement projects in 2020 without using any of the reserve funds. On a motion by Ted Huston, which was seconded and approved unanimously by the Board, the Board agreed to the following items:
  - a. \$15,000 Window wells,

- b. \$12,000 Concrete work,
- c. the remaining \$8000 may be used for fencing, skylight replacements, other urgent need or added to the reserve fund.

Tom Glenn agreed to review the window well condition report, update it and provide a recommendation for wells to be replaced in 2020.

Scott agreed to work with ABC Concrete to revise the bid to fit within the \$12,000 budget.

Scott agreed to get fence repair bids to present at the next Board meeting.

Scott agreed to begin the process to estimate the window replacement cost.

**4. Other Topics:**

- a. Doug Ouren cited problems with snow accumulation on roofs, the ice dams that occur as snow melts/refreezes and the hazard it creates when it freezes on walkways.
- b. Tom Glenn asked about dogs which are permitted to run off-leash on the HOA lawn behind his unit (#20). These dogs appear to be from the neighboring Silverplume community. Scott agreed to contact Silverplume's property manager to inform/remind Silverplume residents that this area is part of the Victorian Gables community, to clean up after their dogs and keep their dogs on a leash.

LOCATION OF NEXT MEETING: The next Board meeting will be on Wednesday, July 8, at 6:30 pm. Location to be determined.

The meeting adjourned at 8:00 pm.

**Attachments:**

Audit Report  
Treasurer's Report  
2019 Financial Statement

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Scott Novogoratz, President