

**MINUTES OF THE VICTORIAN GABLES HOA**  
**3<sup>RD</sup> QUARTER BOARD MEETING, 2020**

**Date/Time/Location: July 8, 2020; 6:30 pm; driveway of Unit #30 maintaining social distance with masks**

Present: Scott Novogoratz, President #39  
Doug Ouren, Director #31 (via Zoom teleconference)  
Ted Huston, Treasurer #21  
Kammi Eckhoff, Landscape Chair #2  
Ron Segul, Architecture #30  
Tom Glenn, Architecture #20  
Paul Schnaitter, Director #15 (via Zoom Teleconference)  
LeAnn Payton, Secretary #23  
Dale Noel, Guest #12

Absent: None

CALL TO ORDER: Meeting was called to order at 6:30 p.m. A Quorum was present.

REVIEW OF MINUTES: The minutes of the 2nd quarter Board meeting held on May 13, 2020 were unanimously approved by the Board on a motion by Ted Huston, seconded by Doug Ouren.

TREASURER'S REPORT: Ted provided a financial summary report. YTD income is \$71,711. YTD expenses are \$55,861. Assets include \$41,387 in the checking and money market account, \$16,880 in the insurance reserve account and \$86,122 in the replacement reserve. A CD matured which was rolled over into a one-year certificate. LeAnn Payton moved that the Treasurer's report be approved and Kammi Eckhoff seconded the motion. Treasurer's Report was unanimously approved by the Board.

ARCHITECTURE COMMITTEE REPORT: Ron Segul and Tom Glenn presented the report. There was some cracked brickwork on #15 and a downspout on #26 and a down spout on #22 that were repaired.

More window well replacements are on the plan for replacement this year. Ted Huston is working with the contractor to get started on replacing those that are in the worst shape. This year's \$15,000 budget allows for replacement of window wells in 3-4 units.

There are 2 pending owner installed improvement requests, one for solar panels on the roof of #15 and another for a driveway expansion and rear patio redesign on #24. The Architecture Committee is working with the homeowners on these requests.

LANDSCAPE COMMITTEE: Kammi Eckhoff presented the landscape report. Jordan Tree trimmed some trees earlier in the season. The owner of the home on the corner of Bowie and Sioux contacted Scott to request trimming a tree that is hanging over his fence. The Board approved trimming those trees along the neighborhood fence on the south side of the property and another tree on the grounds. It was decided not to remove the cottonwood tree behind units #25 and #26 at this time as Jordan Tree says it's in no immediate danger of falling over.

Colorado Lawn and Tree sprays the outside of the properties routinely for bugs and unwanted pests on the exterior of units and the common area. There is no need for homeowners to do pest control on the outside of their units; instead, please contact Kammi if you have a pest problem.

We currently water the common areas twice a week, and it was decided not to increase that timing due to the current heat. The grass will probably be showing some browning for a period here.

There has been no word from the City of Fort Collins on the Connexion Internet system to date.

The Landscape report was unanimously approved by the Board.

PRESIDENT'S REPORT: Scott Novogoratz presented the report. Unit #28 should be closing soon to new owners. Exterior maintenance is in good shape with the painting continuing. Landscaping is in good shape. Financially the HOA is in good shape with the caveat of making sure we plan appropriately for replacement projects.

#### NEW TOPICS:

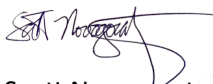
1. NEW VICE PRESIDENT: Dale Noel #12 has expressed an interest in joining the Board as Vice President and filing out the 2020 term. Dale attended the Board meeting and told us about himself.
2. CONCRETE WORK: It was discussed and unanimously approved by the Board on a motion from Kammi with a second from Ted to limit the concrete work to safety issues and use no more than \$9,000 of the budgeted funds. The remainder of the budgeted funds of \$3,000 (there being \$12,000 in the budget for concrete work) will be applied to window wells.
3. FENCES: Scott attempted to obtain two (2) bids for fence replacement/repair as needed. Just one company provided a bid – that being Swanson Fencing. It was approved by the Board to use up to \$5,000 for fence replacement/repair and get started on that as is possible.
4. XERISCAPE: Kammi presented the FCXip Xeriscape Plan 2020. She has been working quite a bit with the City of Fort Collins. The FCXip Grant with the City of Fort Collins is up to \$15,000 and is a matching grant from the homeowner's association. That application is due by August 1. There are a couple other grants available that could apply to the matching portion by the homeowner's association. Her information is an attachment to this report.

5. OWNER INSTALLED IMPROVEMENTS: Scott brought up the covenants and some of the challenges regarding the Board's responsibility for owner installed improvements. As this is a topic important to all homeowners, the idea was presented that we might set up a task force to think about the process to support the Covenants over the long term and present recommendations to the Board.
6. SAFETY REQUIREMENTS: As our community gets older, there are items that become safety hazards. These items need to be addressed in advance so we have a plan as to how to handle items that come up to make our community more safe and responsible for all.
7. 2021 OBJECTIVES: It is time to assemble the 2021 HOA maintenance/replacement objectives and begin preparing the 2021 budget. 2021 objectives will include fencing, concrete and window wells. At this point, it looks like we can delay the road resurfacing for at least a couple of years. We need to add windows to the replacement plan and assess its impact on the overall dues and budget.
8. COMMUNITY PICNIC: It was agreed to forego the annual community picnic given the current climate with regard to the pandemic and requirements for social distancing, etc.
9. IN OTHER BUSINESS CONDUCTED VIA EMAIL: LeAnn Payton (#23) was unanimously approved by the Board to fill out the remainder of the 2020 term of Secretary of the Board after the 2<sup>nd</sup> quarter meeting. Dale Noel (#12) was unanimously approved by the Board to fill out the remainder of the 2020 terms of Vice President of the Board after the 3<sup>rd</sup> quarter meeting.

The meeting was adjourned at 8:10 p.m..

Attachments: Treasurer's Report

FCXip Xeriscape {Plan 2020



Scott Novogoratz  
President



F. LeAnn Payton  
Secretary