

MINUTES OF THE VICTORIAN GABLES HOA
2ND QUARTER BOARD MEETING, 2021

Date/Time/Location: April 14, 2021, 6:30 p.m. via Zoom Teleconference

Present: Scott Novogoratz, President #39
Dale Noel, Vice President #12
LeAnn Payton, Secretary #23
Ted Huston, Treasurer #21
Kammi Eckhoff, Landscape Chair/Director #2
Tom Glenn, Architecture/Director #20
Ron Segul, Architecture #30

Absent: Doug Ouren, Director #31

CALL TO ORDER: The meeting was called to order at 6:30 p.m. A majority was present.

ADD TO AGENDA: Scott asked if any members had topics to add to the proposed agenda. Scott added the topic of risk management.

REVIEW OF MINUTES: Scott asked if all members had read the minutes from the 1st quarter Board meeting on January 13, 2021 and if there were any changes/additions. No objections were heard. Dale moved to approve the minutes as presented, and Ted provided a second to the motion. The minutes were approved unanimously.

TREASURER'S REPORT: Ted presented that we have collected \$82,000 of dues out of a budget of \$132,000. This is because a number of the homeowners pay for a full year at the beginning of the year. There are still some owners who have not paid for the 2nd quarter, but Ted feels their money will be coming in rather soon. There have been some changes in the budgeting for the xeriscaping which will be discussed in the Landscape report later in the meeting. We paid \$6,000 for roof repairs that were required by our insurance company which took up the whole maintenance budget for the year. The snowstorm in March cost \$6471 which, when added to previous expenses for snow removal puts us at about \$10,040 for snow removal. This is \$1,000 over the budgeted \$9,000. Any additional snow costs will need to come from the maintenance reserve which has about \$11,600. There is a possible shortfall which could be as much as \$15,000 since there are additional expenses for xeriscape (which will be explained in the Landscape report), any additional snow removal before the end of 2021 and maintenance projects that were planned for 2021 such as painting and road sealing, etc (which will be explained in Architecture report).

Tom suggested that we might need to re-evaluate some of our expenditures, take another look at the xeriscape plans, etc. It was decided to table the rest of the Treasurer's Report until after Kammi reports on the xeriscape progress.

Discussion was held in regard to the CD's where we have our funds. The Western States CD was automatically rolled over into a 5-year CD when it came due earlier in 2021. Interest rates are not good at all with regard to investing funds. Ted will investigate alternatives to putting our reserve monies into something that might be a better investment and more easily liquid – with minimal early withdrawal fees.

The Treasurer's Report was approved unanimously by the Board.

LANDSCAPE REPORT: Kammi spoke with Bob at Evergreen earlier in the week. The proposed snowstorm to hit this week is not supposed to be a large storm; so Evergreen will not be coming to shovel/plow and will let the snow melt. This could change if the storm is heavier than expected.

We have a number of trees that have been damaged in previous storms that Kammi received bids on to clean up. The three bids came in at \$3600 - \$12,000. Davey Tree Service came in with the lowest bid, and Kammi will contact them to clean up the trees, etc. It will be 6-8 weeks before the work is done.

Unit #20's request for a rock path was approved.

As regards the xeriscape plans and progress, we did not get the grant from Northern Colorado Water; the approved HOA budgeted amount of \$12,500 is not sufficient for the entire project as originally planned. Without the NoCo Water grant, we are about \$7000 short on the project. The City of Fort Collins does want us to do the project and is providing a grant of \$15,000, which requires a dollar for dollar match to get the entire \$15,000. We are \$2500 - \$4000 short of completing the entire project as currently designed. Kammi is working with Evergreen to cut some of the plantings. Also, maybe we can help more with the project than currently proposed to save some money, such as planting the plants, running errands, etc. We do not want to plant trees on our own, as Evergreen will not provide a warranty. More information will be forthcoming.

Discussion was held regarding the water savings and if there really is an appreciable savings. Per the City, we could save 68,000 to 70,000 gallons of water per year after the plantings are established – which would be in the 2nd year at least. We are going to be watering our lawn twice a week this year and could possibly go to once a week for the xeriscape area after it is established. We talked about the size of the sprinkler line – currently being 1 ½" – could it be changed to a 1" line. The expense to re-do the system would be pretty great at this time. Also, the zones are quite large, and re-configuring the zones would also be an expense. These are things that should be addressed and planned for when we have to make changes to the entire system in the future. However, the watering system for the xeriscape will be a drip system which will use less water.

We talked about the advisability of continuing the project. Kammi has talked with the City and has been told that the City might not have this grant project after this year. They also are quite interested in us doing this.

Scott asked for input regarding the thoughts of the Board members for continuing the project. Scott continues to be in favor of the project as we all continue to struggle with water supply and there is a social impact of the project, and the opportunity to enhance our community is one we should look at.

Kammi mentioned that we are becoming a younger community, and we need to make the community attractive to younger generations.

Dale mentioned the continuing expenses with the project – replacing plants that may not make it or as they get older, replacing mulch as needed. He does, however, continue to support the project.

Tom mentioned it is critical to get the costs down so we do not have to come up with as much extra as the loss of the NoCo Water grant might suggest.

Ted spoke to the fact that we did have quite a substantial dues increase this past year, in part to fund the one-time expense of the xeriscape project, but that meant that we could not fully fund our replacement budget. If we take the dues increase and use the money for replacement budget going forward, then we should not need to raise dues as severely, if at all, for next year. We should have excess funds after the project is done with less water usage, less maintenance, etc; but we will have expenses to cover until those things happen. We will be using our maintenance reserve funds to fund some of the project, as well as for painting, road maintenance, and any additional snow removal.

There were no objections voiced; so Scott said we will be moving forward the project, and he will be signing the contract with Evergreen. We have already signed the contract with the City.

ARCHITECTURE REPORT: Ron reported that we got all the safety issues with concrete projects done last year and deferred approximately \$12,000 worth of additional work and had no projects planned this year other than regular replacement of window wells. We could easily put off concrete work this year and watch only for important problems that might come up related to skylights and garage doors. Ron and Tom will re-evaluate repair/maintenance projects and determine those projects to be essential.

Ron also reported that #28 has asked to be allowed to replace their doors and screen door. We need a specific policy as to what the replacement needs to be and would recommend that we propose white trim and of a wood, fiberglass, composite material or insulated metal. Actual installation would be approved by the Architecture Committee using the form provided on the website.

Kammi recently replaced her windows, and Ted asked for a "guesstimate" of how much that cost for his projections. Kammi said all windows with the exception of basement windows were replaced, and new molding was installed at a cost of in the neighborhood of \$26,000. Basement egress windows are approximately \$650 each.

PRESIDENT'S REPORT: Scott reported that the annual audit has been completed and thanked Stephanie Ouren and Steve Hansen.

RISK MANAGEMENT: Scott communicated that the Covenants are contradictory in the insurance section and Association policies also conflict with the Covenants. Because insurance has become such an important topic, along with risk management, it is important that all covenants/policies are in agreement. Recommendations from Scott and Dale regarding changes/additions to Covenants and policies with regard to insurance/risk management are attached to these minutes and shall become a part herein by reference.

HOMEOWNER MEETING: We continue to need to have a homeowner's association meeting to discuss possible Covenant changes and currently plan to try to have one in August when we can, hopefully, get together in person as there are a number of issues that need some time to discuss and are better handled in person.

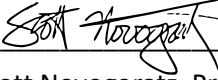
PARKING: The parking policy continues to be an issue. Currently, parking on the street is not allowed overnight. On street temporary parking is allowed during the day. Approval must be received for guest

parking due to a family emergency or holiday, etc. The Board is discussing possible revisions to the parking policy.

NEXT BOARD MEETING: The July Board meeting will be on July 14, 2021.

FOLLOW-UP TOPICS: The \$6,000 was spent for roof repairs, and our insurance company is satisfied. The issue is considered to be closed

ADJOURNMENT: LeAnn made a motion, and Ted seconded that motion that the meeting be adjourned at 8:30 pm. The meeting was then adjourned by Scott.



Scott Novogoratz, President

F. LeAnn Payton 5/4/2021

F. LeAnn Payton, Secretary