

MINUTES OF THE VICTORIAN GABLES
3RD QUARTER BOARD MEETING, 2021

Date/Time/Location: July 14, 2021, 6:30 p.m., Dale Noel (#12) home

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
Mark Cunningham, Guest #36

Absent: None

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

ADD TO AGENDA: Scott asked if any members had any topics to add to the proposed agenda. Mark asked to add the topic of flags.

REVIEW OF MINUTES: Scott asked if all members had read the minutes from the 2nd quarter meeting on April 14, 2021 and if there were any changes/additions. Ted moved to accept the minutes as presented, and Kammi seconded the motion. The minutes were approved unanimously.

TREASURER'S REPORT: Ted presented the treasurer's report. He has been researching alternate banks or institutions for our reserve funds that would yield a better return, while having immediate access without penalties. We seem to have the funds in the best place available at this time and will continue with the CD's and money market as currently set up. We will begin moving CDs into more liquid investments, like money market accounts, as we will soon need to begin using those funds for replacement projects. It was discussed that we might want to consider moving the insurance reserve funds into the replacement reserve as we will not need the insurance reserve with the proposed covenant changes. It was noted that we are bound by certain tax rules regarding the use of reserve funds. However, some of the insurance reserves might be used for unexpected tree storm damage, which would otherwise be below the deductibles in our hazard policy.

The xeriscape should cost \$30,100, which will be offset by the City grant of \$15,000. The City grant requires the HOA to pay all xeriscaping costs and apply for reimbursement, based on actual expenses paid.

A street light was knocked down at #6 and had to be replaced during the March snowstorm. We paid \$1600 for it, but the person who knocked it down is reimbursing us in installments.

We are on track to meet our financial goals for the year, by using about \$8000 in the maintenance reserve (which was rolled over from the prior year's excess).

Assuming the homeowners are willing to assume financial responsibility for window replacements, we should be able to hold dues at about \$3300 per unit per year for 2022 barring any unforeseen expenses. Doug moved that the treasurer's report be approved, and Dale seconded the motion. The report was approved unanimously.

ARCHITECTURE REPORT: Tom said the contractor is coming out to look at window wells and measure for replacements as planned. There are 17 window wells to be replaced this year on 7 units at a cost of \$23,000. Work should begin soon on those replacements. No concrete work is planned this year, as there are no known safety hazards.

LANDSCAPE REPORT: Kammi reported the xeriscaping project has begun, as the areas where grass turf will be removed has already been staked. We will need volunteers to help set plants and mulch when the time comes. A landscape planner will be out to help set the plants. Hopefully, the work will be completed by the third week of August.

After a shaky start, Evergreen seems to be doing better this year with weekly maintenance. The individuals in the crew are now more consistent, which is a great help. There are some irrigation system repairs that need to be done, including a backflow preventer and a sprinkler head.

Street parking has been a problem near the corner that goes to the cul-de-sac. The renters in unit #15 have parked on the street overnight multiple times, resulting in 2 towing events. Kammi will look into sign placement and making sure current signs are visible.

Kammi also mentioned she wants to get started with tree replacements, so they can begin maturing before we need to remove the older, dying trees.

PRESIDENT'S REPORT: Scott reported that there have been few issues this last quarter. New and revised state statutes, recently signed by the governor, will require some policy changes and new policies.

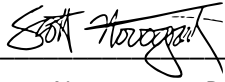
SPECIAL HOMEOWNER MEETING TO DISCUSS COVENANTS AND POLICIES: There are covenant changes that need to be made regarding insurance and policies that need to be put in place or updated based on the Board's interpretation of the existing covenants and recently passed legislation. The Board will schedule a special homeowner meeting to discuss these changes. More information on this topic will be forthcoming.

New state statutes require some "tweaking" of our sign/flag requirements and Inspection and Copying of records. Also needed is a new solar panel policy. The Board also wants to add policies to interpret certain portions of the existing covenants that may be ambiguous regarding financial responsibility for entry doors/windows and garage doors.

SIGN/FLAG: Mark (#36) asked for permission to fly a flag called The International Flag of Planet Earth. It does not fit the current flag policy criteria. With the changes that we need to make in our sign/flag policy necessitated by the new state statutes, the Board asked for a few days to review those changes and get back to Mark. Based on the new statutes, the Board believed this flag would be permitted.

NEXT BOARD MEETING: The next Board meeting is scheduled for October 13, 2021.

ADJOURNMENT: There being no other business, the meeting was adjourned at 8:18 p.m. with a motion from Doug and a second from Ted. The motion was approved unanimously.



Scott Novogoratz, President

7/29/2021

Date

7/28/21



F. LeAnn Payton

Date