

**MINUTES OF THE VICTORIAN GABLES
4th QUARTER BOARD MEETING, 2021**

Date/Time/Location: Oct 13, 2021, 6:30 p.m., Ted Huston (#21) 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

Absent: Doug Ouren, Director #31

CALL TO ORDER: The meeting was called to order at 6:29 p.m. A Quorum was present.

ADD TO AGENDA: Scott asked if any members has any topics to add to the proposed agenda. Ted asked to add a discussion with regard to Policies #109 and #130.

REVIEW OF MINUTES: Scott asked if all members had read the minutes from the 3rd quarter meeting on July 14, 2021 and if there were any changes/additions. Dale 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. There are still some bills to come in before the end of the year. We have not had any large expenses this year to date. The xeriscape bill will be in soon, and information with regard to that is in the Landscape Report. Gutter cleaning bid has been received for 2022 and has increased to \$725 per year total. Work on window wells will begin this month and hopefully finish by the end of the year. Ted is researching the opening of a money market fund for the replacement monies to earn some interest and to have quick access to replacement funds when they are needed. Additionally, Ted presented a proposed budget for 2022. No change in the annual dues is proposed. Insurance will most likely increase. Information on insurance is presented later in the Insurance Report. Replacement funds need to increase to be sure to have funds for upcoming projects such as road seal and concrete. Overall, the 2022 budget should be right on track for the year as projected. A formal proposed budget will be presented at the annual meeting.

Ron moved we accept the Treasurer's Report as presented, and Dale seconded that motion. The Treasurer's Report was approved unanimously by the Board.

ARCHITECTURE REPORT: Tom presented the report. We have had a fairly quiet year. Unit #33 has asked to change her outside lights out. It was agreed that homeowner's need to present a formal request (which she has made), and it will be approved. As long as the new lights do not cover the unit

number, any type are allowed. Units #9 and #28 presented applications to replace their windows. They were both approved to do so.

LANDSCAPE REPORT: Kammi presented the report. Xeriscape has been completed and is a success. The Board extended a heartfelt thanks to Kammi and also to the homeowners who helped with the project. We converted about 10,000 square feet to very low/low water xeriscape plants. Areas are on a drip (individual plants) or MP rotors (native buffalo/Grama grass blend).

Friday, Sept 3 homeowners planted 176 plants in the two xeriscape areas – that makes 52.5% of our units represented in the planting work. There were 16 workers from 12 units, and 9 units stopped by to “cheer” the workers on. Friday, Sept 10 homeowners mulched with 32 cubic yards of mulch – 6 units were represented that day. Any additional work need was completed by Evergreen the week of Sept 27. The final FC XIP inspection was completed on Oct 7. As soon as we get the bill from Evergreen we will pay it and then present the bill to the City for reimbursement. We saved about \$3300 by doing the planting and mulching ourselves. AGAIN, thank you to the homeowners who participated. Evergreen was extremely impressed and complimentary by the way our VGHOA homeowners worked on this project.

In other business, the sprinklers will be turned off this week, and the final cleanup will be done in mid-November.

Also, the need to seal the road was discussed. There is quite a bit of “alligatoring” in the cul-de-sacs. Kammi will contact S&S to see about getting that repaired or what needs to be done and the cost of same. It was decided we could defer the crack seal of the road into next year and take a look at it then.

PRESIDENT’S REPORT: Scott thanked Kammi for the work done on the xeriscape project.

NEW BUSINESS: Replacements for 2022 - - Tom suggested we finish what we are currently working on and then take a look at window wells, fence painting, deck staining, concrete work and re-assess projects and their importance in the spring.

Budget for 2022 - - the big expense changes will be insurance costs. There are also trees that need to be replaced. Kammi will get a quote and determination of those trees which have either been cut down previously or need to be dealt with currently.

Insurance for 2022 – Dale reported that the underwriter/insurance company that we currently have is leaving Colorado; so we will be obtaining insurance from a new company. Our agent will remain the same, just the underwriter/company will change. That information is still forthcoming. We are also working to get our renewal date changed from near Thanksgiving to either earlier in November or into December to give us time to study the proposal and the ability to obtain proper information without the Holiday interfering with decisions. Dale is also checking on the workers compensation policy that we have. We are not completely certain that we need to have workers compensation. We believe it was obtained at a time when it was thought we should have coverage for volunteers who do work in the neighborhood, such as our recent xeriscape project, but some of the information does not make sense as understood. Dale will delve into that policy and obtain information regarding the advisability of continuing that coverage.

Parking Signs - - Kammi has gotten mock-ups of signs for parking and speed limit etc. We will have approximately 13-15 new signs at a cost of approximately \$300 installed to update our parking policies in the neighborhood. Dale moved and LeAnn seconded that this proposal be accepted. It was approved by majority vote.

Community Policies - - Scott presented drafts of changes to policies and covenants. Those policies discussed were:

- #105 - - signs/flags
- #108 - - insurance
- #121 - - adoption & amendment of Policies
- #132 - - windows/exterior doors
- #133 - - garage doors

Other possible policy amendments discussed were: #109 - - snow removal

#130 - - adoption of policies

Scott also presented a draft of revised covenants for the Board to look at – those will be presented to the homeowners for approval.

UPCOMING MEETINGS: Scott suggested we consider a Zoom meeting to present the Budget, Covenant revision, revised Policies, etc to the homeowners about 3-4 weeks before the scheduled annual meeting. This way homeowners have the time to look over the changes and ask questions, etc. Then the annual meeting will be scheduled in December - - possibly as a Zoom meeting also to approve changes. The homeowners will have to actually hard sign approval of the new covenants; so there will be some work in getting approvals.

NEXT MEETING: Board meeting in January will be held at Dale’s house.

ADJOURNMENT: Meeting was adjourned at 8:34 p.m. by unanimous consent.

Scott Novogoratz, President

Date

F. LeAnn Payton

F. LeAnn Payton, Secretary

11/5/2021

Date