

**MINUTES OF THE VICTORIAN GABLES**  
**1<sup>ST</sup> QUARTER BOARD MEETING, 2022**

**Date/Time/Location:** January 12, 2022, 6:30 p.m., by Zoom video conference

**Present:** Scott Novogoratz, President #39  
Dale Noel, Vice President #12  
LeAnn Payton, Secretary #23  
Ted Huston, Treasurer, #21  
Kammi Eckhoff, Landscape Chair/Director #2  
Ron Segul, Architecture #30  
Mark Cunningham, Director #36

**Absent:** Doug Ouren, Director #31

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

**ADD TO AGENDA:** Scott mentioned that we now have a Zoom license to be able to hold our meetings for a longer period of time since it appears we might be meeting virtually for the foreseeable future. Scott then asked for any additions to the agenda as presented. Ted mentioned that we need to add a discussion of the annual audit needed and the annual disclosure that is required to be provided.

**REVIEW OF MINUTES:** Scott asked if any members had any changes/additions to the Board meeting minutes of October 13, 2021. Ted moved to accept the minutes as presented, and Ron seconded the motion. Having no additions/corrections, the minutes were approved unanimously.

**TREASURER'S REPORT:** Ted stated that he had deposited some 2022 dues in 2021, thereby showing a total net income for 2021 as positive. Had we not deposited those 2022 dues, our total net income would have been a negative \$591.63. There are 2 CD's that come due in April. Ted is recommending that we move what we can of those into U.S. Government issued Series I Savings Bonds (I-Bonds), which have certain advantages that regular CD's do not. Currently, the I-Bond interest rate is approximately 7%; there is no state tax on an I-Bond interest, although there is a federal tax on the interest income; and the penalty rates for withdrawal after 12 months are less. However, we can only move \$10,000 into an I-Bond in any given year. The other \$13,000 that comes due in April can be moved into more liquid money market and short-term CD accounts so we have funds available for maintenance/replacement projects. Scott moved that we allow Ted to move \$10,000 into an I-Bond at a time that is proper for maximum income to us. Ron seconded the motion. There being no objections, the motion was approved unanimously.

Ted stated that the books are ready for annual review and audit. Scott will contact Stephanie Ouren to see if she is willing to work on that audit. Scott also asked Mark Cunningham if he would be willing to help with that again this year. Mark agreed that he would be willing to help.

Ted mentioned that the annual disclosure is ready to be posted. This disclosure is prepared to meet Colorado Common Interest Ownership Act (CCIOA) guidelines from the state and will also be posted on the Victorian Gables website for all to see. Scott moved that the annual disclosure be sent to the proper authorities and posted on our website as it is complete and accurate. Kammi seconded the motion. There being no objections, the providing and posting of the annual disclosure was approved unanimously.

Ted spoke about our insurance. In previous years, we have been able to make a down payment and then spread the balance of the total bill over the remaining months of the year with a small interest charge. The new insurance company was not able to give us the same option this year without a large interest (\$600) charge; so, we chose to pay our entire insurance premium in full late last year. Dale mentioned that he is working on getting our renewal date changed from November of each year to February as an end of the year renewal is hard on our budget.

Ted spoke about our streetlights. We pay monthly for the electricity and received an increase in the last bill from \$92 to \$116, an increase of over 25%. Ted spoke to the City and was told they are restructuring the street light program. The City is changing out HPS (High Pressure Sodium) to LED lights because they are more cost efficient and use less electricity. Any lights that need replacing will not be replaced with HPS, but will be replaced with LED so that we will eventually have all LED lights. Currently, we have two LED lights and 5 HPS lights in the community. There is a possibility that the City might have a program where they will replace the HPS lights with LED lights at no charge to us. Ted is researching that possibility as it is a good idea to do that for use of electricity and cost. He will report back when he has an answer.

We did get the final payment from the person who hit the pole in the snow storm last year; so that is cleared up.

Scott moved that we approve the financials, and Dale provided a second. There being no objections, the Treasurer's report was approved unanimously.

**ARCHITECTURE:** Ron reported that is has been pretty quiet since it is winter. We do need another member on the Architecture committee. Anyone who has an interest in being on the Architecture Committee is encouraged to contact Scott with that interest.

**LANDSCAPE:** Kammi reported that Evergreen came out the 3<sup>rd</sup> week of December and watered the new trees due to the lack of moisture. Signs will be ordered this spring and installed. As regards snow removal, Evergreen has been out twice so far this year.

Kammi asked if anyone had any thoughts as to additional xeriscape projects we might want to pursue. We can apply for City grants each year. Possible projects might include the berm area on Swallow that has so much grass. Any homeowners who have any thoughts as to projects we might pursue are encouraged to contact Kammi.

**PRESIDENT’S REPORT:** Scott thanked all for participating in the Annual meeting and the Q&A session. Scott did express a disappointment that the proposed revision of the Covenants did not pass. A further discussion of that will be conducted in the New Business section of these minutes.

**NEW BUSINESS:**

1). **Declaration of Covenant Changes** The first topic was the revision of the Covenants. The Covenant revisions vote at the Member Meeting in December received 22 votes in favor, 0 votes opposed. However, 60% of the homes (that is, 24 votes) are required for amendments to the Covenants to be approved. We do feel it is important that we revise those to match our insurance requirements and to clear up certain conflicts in the Covenants and Articles of Incorporation. The voting process was not as smooth as it could be due to the need for a Zoom meeting. The Board members felt that we need to conduct another vote of the Covenant revision. Scott will work out a plan for another Covenant vote and distribute that to the Board members for approval.


2). **Replacement & Maintenance Plan for 2022** The 2022 replacement/maintenance budget was discussed. The only maintenance item that needs to be finished up is the painting of the deck rails, decks, and fences that has not been done yet. The replacement items include fences, window wells (we will do approximately 15 this year), damaged concrete where needed, the French drain at #28 that is improperly draining into the sewer. Ted moved that we approve the maintenance/replacement plan, and Kammi seconded that motion. Hearing no objections, the plan was approved unanimously.

3). **Policy Changes and Additions** The policies that were presented at the annual meeting were discussed with suggested additions/revisions. Scott will draft those changes and provide them to the Board members for approval. Ted mentioned that short-term rentals or sublets for less than a year make the unit ineligible under our insurance coverage; so, we need to draft a policy regarding short-term rentals/sublets in order to meet those requirements.

4.) **Solar Panels** Mark Cunningham (#36) is getting bids for solar panels on his unit and asked if there are any rules/requirements as the project unfolds. Ron/Scott mentioned that the homeowner needs to present it to the Architecture committee for approval just like any Owner Installed Improvement. The HOA’s concern is twofold; first, the homeowner is responsible if the roof is damaged during the installation process and 2) the homeowner will be responsible for removing and reinstalling the solar panels if/when roof work needs to be done.

**NEXT MEETING:** We presume the April Board meeting will also be held by Zoom conference.

**ADJOURNMENT:** Ron moved that we adjourn the meeting, and Ted seconded that motion. The meeting was adjourned at 8:10 p.m. by unanimous consent.

  
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Scott Novogoratz, President Date

  
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F. LeAnn Payton, Secretary Date