

**MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION
2ND QUARTER BOARD MEETING 2022**

Date/Time/Location: April 6, 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
Ron Segul, Architecture #30
Mark Cunningham, Director #36

Absent: Kammi Eckhoff, Landscape Chair/Director #2
Doug Ouren, Director #31

CALL TO ORDER: The meeting was called to order at 6:40 p.m.. A Quorum was present.

ADD TO AGENDA: There were no topics to add to the posted Agenda.

REVIEW OF MINUTES: Scott asked if all members had reviewed the minutes from the Board meeting of January 12, 2022 and if there were any changes, additions, deletions. None were presented, and the Minutes were approved unanimously by Consent.

ARCHITECTURE REPORT: There have not been many requests of the Architecture Committee for additions, repairs or replacements. When it gets a bit warmer, Ron will check window wells and any other items that need to be addressed. Kolt is working on staining/painting deck railings as needed. He has been instructed to not exceed \$3,000 for the remaining deck staining project so that we have money left in the maintenance account for other items as needed this year. Unit #17 needs a new garage door. The homeowner has contacted Ankmar who is to provide a bid. As with most other companies, supplies are backlogged due to supply issues, and it is not certain when the door can be replaced.

TREASURER'S REPORT: - On the income side we have already collected over \$70,000 (out of \$132,000) between 1st and 2nd quarter dues. Special thanks to the homeowners that paid the full year's or half-year's dues. This really helps cash flow.

- Monthly expenses this quarter have been remarkably low. Part of that is due to the fact that a frequent expense in the past has been the installment payment for insurance. Because we paid the entire bill before the end of 2021, we have not had that typical \$1200 monthly payment.
- The one expense everyone is waiting for is snow removal. We have had six and a half (they came back to fix a problem of snow on sidewalks for one of the storms) visits for snow removal, totaling just under \$5,900 out of our budgeted \$10,000. Thankfully, the storms we have had were all relatively small accumulations. We are in excellent shape for this expense category.
- Following the January board meeting, Ted did contact Ft Collins Utilities to have them replace the old sodium streetlights with new LEDs. They will do this for no charge. The backstory is that we were

blindsided by a large unexpected rate increase of over 25% on our January bill. However, we may not get the LEDs for another month or more due to supply issues. These energy-saving lights eventually will save us perhaps \$10-15 per month (about 10%) on our bill.

- The transition from CDs in our Replacement Reserve and Insurance Reserve funds to treasury I-bonds and money market accounts is in progress. The CDs mature on Apr 23, so the next quarterly report will have some new features.

-Ted expects that as we move into springtime weather this quarter we will begin the outdoor projects, painting and window well replacements. We also look forward to hearing about trees, both repairing damages from snowfall and expected planting of new trees.

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

LANDSCAPE REPORT: Kammi was not at the meeting but sent in her report as follows. Additionally, she sent a thanks to those homeowners who have been shoveling driveways, sidewalks and icy patches this winter when there has not been enough snow to warrant a visit by Evergreen.

Tree trimming/pruning

- Even though we increased tree care to \$7500, I have 2 bids at \$8190 & \$8700, I am waiting for another bid to come in. Last year Scott and I did some trimming and we may want to do that again.
- We will need to increase our tree budget by \$1500-2000 for next year.

Signage

- Signs will be ordered this spring

Snow Removal

- Evergreen has been out several times this year for snow removal.

Spring Clean Up

- Evergreen was out the week of March 21 to aerate and do some spring cleanup.

Window Wells

- I will be getting dirt to backfill some of the replacement window wells.

Xeriscape

- I have talked with Bob about the path thru the xeriscape area. We need to stabilize the walkway, it has a tendency to become very muddy.
- We received a \$318 rebate from Poudre River Power Authority for changing out sprinkler heads in the xeriscape areas.

PRESIDENT'S REPORT: Scott has received notice from Doug Ouren (#31) that they will be moving, and he is resigning from his position as Director on the Board. Scott asked for any recommendations of who we might contact to see if they are interested in filling that position.

For the most part, it has been a quiet winter with very few issue and concerns in the community.

Mark mentioned that the neighbor to the south of our xeriscape mentioned that someone had put a padlock on the gate he has in his fence and wondered if our community had done that. The homeowner's association has not done that; so Mark will communicate to that owner that it must have been a prank or something, and he can take steps to remove the padlock as he sees fit.

NEW BUSINESS:

1). Financial Review – Stephanie Ouren will do the financial review in April, and Mark Cunningham and Diane Noel will help her. We do need to find someone new to head the committee next year (who is not on the Board) since Stephanie will be moving. The Board was asked to help think of someone to fill that position.

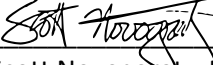
2): Declaration of Covenant Changes – Scott chatted with Ernestine regarding how the voting for Covenant changes was held when she was President as that was the last time they were changed. Scott will be coming up with a similar process and an email to send to the homeowners so we can get this done. The plan is to send out the proposed changes near the end of April with voting and counting of votes done the early part of May. Proxies will be provided for those who wish them, and absentee voting will be allowed.

3). Insurance Update -- Dale has spoken with our insurance agent regarding moving our renewal to February or so rather than the end of the year when the Holidays cut down on time to approve any policy changes. The insurance company does not seem to be amenable to that change, but Dale is continuing talking with them and exploring options. Dale is also talking with a couple other insurance companies regarding providing our insurance. There seem to be some changes in coverage, etc that are being explored due to increases in property values and approved deductible amounts. More information will follow as Dale continues this exploration. Scott thanked Dale for being involved in this as it is time consuming and complicated.

4). Community Policies – Scott presented revisions to certain community policies that were looked at with some additional changes. Scott will make those changes and prepare them for presentation to the homeowners for approval. The policy is that changes are presented to homeowners who are given 30 days to provide any conflicts with those policies. Absent any requests for changes in the proposed changes, they are then approved and will become part of the community policies and posted for all on the community website.

5). Solar Panels #36 -- Mark Cunningham is working on getting a bid and filling out the required Architecture Change Form to present to the Board for approval to install solar panels on his home. He mentioned that the solar company indicated there are possibly some shingles that need repair/replacement as indicated by the solar company. That will be addressed with the final bid and approval process.

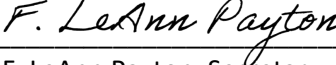
There being no further business, Scott asked for a motion to adjourn the meeting. Ron so moved, and Ted seconded. The meeting was adjourned by unanimous consent at 8:25 p.m.



Scott Novogoratz, President

4/14/2022

Date



F. LeAnn Payton, Secretary

4/12/2022

Date