

Victorian Gables HOA, Annual Homeowners Meeting

December 16, 2023 3:00 p.m.

Ft. Collins Senior Center, Twinberry Auditorium and Zoom

HOA Board Present:

Scott Novogoratz, President #39

LeAnn Payton, Director #23

Dale Noel, V-President/Architecture #12

Kammi Eckoff, Landscape/Director #2

Ted Huston, Treasurer #22

Mark Cunningham, Director #36

Board Adjacent Leaders Present:

Karen Habel, Insurance Comm. Chair #4

Nat Fay #22, Architecture #22

Kathy Fay #22, Architecture Comm. Chair #22

Steve Hansen, Architecture #28

Kammi Eckoff, Landscape Comm. Chair #2

Ron Segul, Architecture #30

Homeowners Present (20 units):

Paul & Kammi Eckhoff #2

Dale & Diane Noel #12

Dick Lawson #24

Karen Habel #4

Bonnie Geter #19

Steve Hansen #28

Beth Molenaar #7

Tom & Nancy Glenn #20

Ron & Denese Segul #30

Ida White #9

Ted Huston/Rosemary Rader #21

Ida Sinden #32

Ellen Eihausen #10

Kathy Fay #22

Ernestine Munsey #33

Shara Stills #11

LeAnn Payton #23

Morgan & Marty Bolls #34

Mark Cunningham #36

Scott Novogoratz #39

Homeowners By Zoom (2 units)

Virgil & Patricia Hancher #8

Sunit & Janea Bhalla #13

Nat Fay #22 (unit also represented by Kathy Fay who attended meeting)

Homeowners by Proxy (7 units):

Martha Jayne Vaughan #1

Jim & Mary Lou Lewis #25

Audrey Landt #5

Ande Wahl #31

John Mercier #6

Will & Ciria Sutton #40

Ceci Garza-Aragon #14

Homeowners Absent/No Proxy (11 units):

Richard Coupe #3

Sally Wilke #27

Paul & Annah Schnaitter #15

Andres Gavaldon #29

Celeste Hammond #16

Lanny Moore #35

Susan Cavendar/Charlie Wrobbel #17

Jackson & Ashley Hulett #37

Chris Bailey #18

LaVonne Armstrong #38

Sherrie Swisher #26

Call to Order:

The meeting was called to order at 3:05 p.m. by President Scott Novogoratz. Meeting was held in person at Twinberry Auditorium at the Fort Collins Senior Center with remote Zoom access provided for any homeowners who wished to join remotely. A total of 29 units were represented by either in-person attendance, Zoom, or proxy thereby achieving a quorum. The slides as presented are uploaded to the homeowners association website at <https://victoriangables.org/wp-content/uploads/2023/12/VGHOA-2023-Annual-Meeting-Final.pdf> for those interested and shall become a part of these minutes by reference herein. LeAnn Payton agreed to take minutes.

Previous Minutes: The minutes for the 2022 Annual Meeting are on the community website. Scott asked for any changes to those minutes. Having none, Kammi Eckhoff moved that the minutes be approved as presented, and Ron Segul seconded that motion. A verbal count was taken, and the motion passed unanimously.

President's Report: Scott presented the members of the Board and the various committees within the community and thanked all for their continued work and support. Ours is one of the few self-managed homeowners associations in town, and Scott thanked all for their service to the community to help keep the association and community viable and running smoothly. Scott also mentioned the xeriscape areas and acknowledged how well they are doing and what a nice addition they are to the community. Scott also thanked Kammi for chairing Landscape and those who have helped maintain the areas this past year.

One of the current challenges to the HOA is insurance. Our rates went up significantly this year. For the HOA's last annual insurance policy, the cost was a bit over \$28,000. The cost for the new policy, which began in late November, is slightly over \$62,000, and the cost is projected to rise by approximately 30% for the next year (see slide presentation on the website). The greatest share of that cost is for property liability which covers the exterior of our units.

Another significant challenge is roofs, which in Colorado have an approximate 15-20 year life expectancy. The last roof replacements started in 2004, with the last set being replaced in 2011; thus, we are beginning to be due for new roofs. There have been leaks that have been repaired on some units this past year.

The Board will be discussing the possibility of handling property liability insurance differently in coming meetings. Our current covenants requires the homeowner association to provide

insurance. Many insurance companies are declining to provide homeowners' insurance in Colorado; so there are a number of challenges that need to be addressed.

Architecture Report: Ron Segul reported that there are four members on the Architecture Committee at this time. He also covered those projects that are currently in progress (information on the website slide). Ron did ask that homeowners help as much as possible. If you see something that needs to be looked at or taken care of, please contact the Committee. Although they do go around the community quite often, it is possible to miss things that might need to be addressed. There will be a maintenance request form uploaded to the website soon for homeowners to use when making request for repairs/replacements.

Dale Noel spoke about current work regarding roofs. The plan is to hire a roof inspector to look at the roofs and give us a proper timeline for replacement of roofs. Specifically, how long should roofs last barring any heavy hail/wind damage.

Kathy Fay provided information regarding the painting of units. She presented the color palettes the Committee has prepared for future painting. Owners are currently allowed to paint their own units as long as the units are painted with the same color, Redend Point (a Sherwin Williams color) and Pure White for the trim, currently in the community and as long as both owners of the duplex agree to paint. Anyone who is interested in painting their unit and has not been contacted by Kathy can contact her at unit #22. Her contact information is also on the website. Kathy pointed out that Units #3 and #4 painted their duplex and asked homeowners to take a look at it. Kathy also distributed and collected a survey at the meeting for homeowners to fill out regarding their personal preferences for colors, etc.

Landscape Report: Kammi Eckhoff presented the landscape report regarding trees that we plan to replace, work on the xeriscape areas, roads re-sealed, snow removal. We don't have any money for any xeriscape projects at this point. Kammi would like to make try some buffalo grass around the mailboxes on Dunbar – that should be a small cost – to see if that looks good and makes those areas easier to maintain. Additional information is on the website slide presentation. Kammi also thanks all those who helped maintain the community this past year with weeding the xeriscape, snow removal, community picnic and various other projects in the community.

Treasurer's Report: Ted Huston presented the Treasurer's Report which is also on the website slide presentation. At this point, we do not have funds to fully pay the insurance premium and will be paying some now and the rest later. Most of our reserve funds are now in shorter term CD's. As the CD's mature, they're renewed for 11-13 month terms, rather than the historical 5 year terms. These new CD's take advantage of higher interest rates as well as providing flexibility when we do cash in those CDs for projects that may be done in the near future. The penalties are still there if these CD's are cashed in before the end of the term. It is important that we be fully funded for replacements so that we can avoid special assessments as much as possible.

Because of the large increase in the proposed 2024 budget, we must have a community vote for the increase in quarterly dues as any dues increase over 15% must be voted on by membership. Thus, everyone is encouraged to complete their vote on the ballot they have been provided.

Because the City of Fort Collins has decided to oversee the City's trash collection, there are a number of new requirements which include size of trash bins and what can be thrown away. We have applied for an exemption from the City's trash collection service, opting to continue using Ram Waste and are working with the requirements there. Currently, on a per unit basis, trash collection works out to about \$20/month. Depending on the size of the trash bin selected by the homeowner, trash collection fees will range from \$12.50/month to \$37.50/month. Homeowners will be kept aware of the progress and how it applies to them as soon as that information is available.

Questions: Scott opened the floor for questions. The first question had to do with insurance with homeowners wondering if we have any assurances from our insurance agent that premiums will not continue to rise the anticipated 30% or more each year or if anything is being done by insurance agents, etc to curb this increase. At this point, we are sort of stuck with having to provide insurance and being at the mercy of insurance companies. The Board will, of course, continue to keep a watchful eye on insurance and requirements and changes in the industry.

Second question had to do with the road. Since our road is private, is it possible to do some signage or something to attempt to slow down those who do not live here but use our road and exceed our posted speed limit. Again, we have posted signs and made all attempts to slow down those who "race" thru the neighborhood, but we just need to be mindful of those cars and continue to be safe.

Scott mentioned the tree near #18 that had a branch break off and damage the roof of the Silverplume condos next door. At this point, nothing has been done to replace the roof. The tree is leaning our way, but it is in a part of the neighborhood that belongs to the Silverplume condos. Scott has been in contact with the property management firm, but nothing seems to be happening. A couple homeowners mentioned that they thought maybe the condos have changed management companies; so Scott will try to determine who manages them now and work on getting that tree removed.

Ballots: Ballots were counted and re-certified after the meeting. Results are as follows:

President – Scott Novogoratz

Vice President – Paul Eckhoff

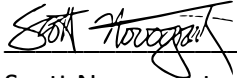
Secretary – no candidate

Treasurer – Ted Huston

Director – Dale Noel – term 2024-2026

The increase in dues to \$1390 per unit per quarter or a total of \$5560 per unit per year was approved by a vote of 21 yes votes with 4 voting no and 4 abstaining.

There being no further business, Scott entertained a motion to adjourn. Ron Segul made a motion to adjourn with a second from Steve Hansen. The meeting was adjourned at 5:04 p.m.



Scott Novogoratz, President

LeAnn Payton, At-Large Director