

MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION
1st QUARTER BOARD MEETING 2024

Date/Time/Location: January 10, 6:30 p.m. at Unit #2 and by Zoom Video conference

Present: Scott Novogoratz, President #39
Paul Eckhoff, Vice President #2
Ted Huston, Treasurer #21
Mark Cunningham, At-Large Director #36 (via Zoom)
LeAnn Payton, At-Large Director #23
Dale Noel, At-Large Director #12
Kathy Fay, Architecture Comm Chair #22 (via Zoom)
Nat Fay, Architecture Comm #22
Kammi Eckhoff, Landscape Chair #2
Karen Habel, Insurance Comm Chair #4

CALL TO ORDER: The meeting was called to order at 6:31 p.m. A Quorum was present.

APPROVAL OF MINUTES: The October 18, 2023, meeting minutes were approved unanimously on a motion by Dale, seconded by Kammi.

TREASURER'S REPORT: Ted sent the [2023 Year-End Financials](#) to the Board members in advance and reported:

- only a portion of the 2023-4 insurance policy had been paid in 2023
- the surplus funds of just of \$9000 have been previously designated for road repair/ maintenance and tree removal

The Treasurer's Report was approved unanimously on a motion by Kammi and seconded by LeAnn.

ARCHITECTURE REPORT: Kathy presented the [Architecture Report](#) (see full report on website).

The [Architectural Committee Duties](#) were revised by the Committee and presented to the Board for approval. Scott asked to add another sentence in the section Setting Priorities for Work to include "3. Replace and maintain as needed." The Board unanimously agreed to adopt the document with the proposed change on a motion by Ted, which was seconded by LeAnn.

Kathy presented a new form, [Exterior or Common Area Maintenance Request](#), asking that all requests for maintenance be documented to permit them to be tracked. The Board unanimously agreed to adopt this new form on a motion by Dale and seconded by Paul.

Kathy presented the [Painting Survey Results](#) and asked the Board to adopt the [Exterior Painting Policy](#). After discussion, the Board unanimously approved the [Exterior Painting Policy](#) on a motion by Kammi, which was seconded by LeAnn.

Kathy also indicated the Committee will begin to prioritize replacements for roofs and garage doors.

At the request of a homeowner, the Board also discussed the possibility of replacing roofs with metal roofing material, rather than the standard asphalt shingles. Based on a single estimate from NoCo Roofing, metal roofs would cost at least 2 times as much as asphalt shingles, but would be expected to last much longer than the 10-15 years expected from asphalt shingles. The Architecture Committee will make a recommendation for the type of roofing material to be used when the replacement process begins.

The Board unanimously accepted the Architecture Committee Report on a motion by Kammi and seconded by Ted.

LANDSCAPE REPORT: Kammi presented the [Landscape Report](#) (see report on website).

The homeowners at #21 want to do a xeriscape project in the area adjacent to their unit at their expense. The Board agreed that a policy is needed for homeowners who wish to do xeriscaping. The Board also agreed to work with homeowners to maximize the use of City of Ft Collins xeriscape incentives.

The Board unanimously accepted the Landscape Committee Report on a motion by Dale and seconded by LeAnn.

INSURANCE REPORT: Karen talked with several HOAs to determine if there might be more cost-effective ways to handle insurance and replacement costs. Some of these HOAs shift responsibility for some of the exterior maintenance and insurance to the homeowners to keep their dues as low as possible.

Karen suggested the Board consider filing a claim for roof hail damage. For her unit, #4, she verified with a roofer that there was hail damage to her roof and she was able to pinpoint the date when she believed it occurred. The Board discussed the process of filing a claim, which would include the following steps:

- 1) File a claim with the HOA's insurer, specifying the date of the damage.
- 2) If the insurer agrees there is hail damage and adjudicates the claim, with the HOA's deductible of 5% (for units #3 & 4 this is about \$50,000), the expected payout would likely be \$0.
- 3) The HOA would do a special assessment for the cost to replace the roofs, which could be as much as \$16,000 each for units #3 and #4 to cover the roof replacement cost.
- 4) The homeowners would file a claim with their individual insurer, using the Loss Assessment provision of their policies.
- 5) The HOA would take responsibility to contract for the roof replacement using funds supplied by the homeowners of units #3 and #4.

The Board agreed that it may be best to get some advice before filing a claim, given that the HOA has not filed any insurance claims in the past several years.

Karen suggested contacting attorney Zach Wilson, who was recommended by other HOAs in the area to discuss shifting insurance and maintenance responsibility from the HOA to homeowners. Scott agreed to follow up with Zach.

PRESIDENT'S REPORT: Scott expressed his thanks to the Board members for a successful Annual Meeting, which was challenging because of the large increase for annual dues.

ANNUAL FINANCIAL DISCLOSURE: Ted presented the [Annual Financial Disclosure](#) and asked for its approval. There was a request to modify the language about the Insurance Reserve fund to align with

the Covenants. With this modification, the Board unanimously agreed to adopt it on a motion by Dale, which was seconded by Paul.

FINANCIAL REVIEW COMMITTEE DUTIES: Ted asked the Board to adopt the [Financial Review Committee Duties](#). The Board unanimously approved the document on a motion by LeAnn, seconded by Karen.

HOA Dues Payment: Ted reported several homeowners had not yet paid their dues for the first quarter. With the significant increase in dues, the Board agreed to permit the Treasurer to use his discretion in assessing late fees and penalties for the first quarter dues. This discretion will be limited to dues for the first quarter of 2024.

TREE NEXT TO UNIT 18: The Silverplume HOA has not responded to a letter asking to remove the tree next to unit #18. The Board suggested contacting the City Forester and talking with an attorney.

TOPICS FOR NEXT MEETING:

- New Tree Placement (Landscaping Committee)
- Exterior Lighting (Architecture Committee)

ADJOURNMENT: The meeting adjourned at 8:37 p.m.



Scott Novogoratz

January 16, 2024
Date