

MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION
2nd QUARTER BOARD MEETING 2024

Date/Time/Location: April 10, 6:30 p.m. at Unit #21 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)
Dale Noel, At-Large Director #12 (via Zoom)
Kammi Eckhoff, Landscape Chair #2
Karen Habel, Insurance Comm Chair #4
Ron Segul, Architecture Comm, #30

CALL TO ORDER: The meeting was called to order at 6:35 p.m. A Quorum was present.

APPROVAL OF MINUTES: The January 10, 2024, meeting minutes were approved unanimously on a motion by Ted, seconded by Kammi.

TREASURER'S REPORT: Ted sent the 2024 first quarter financial statements ([Summary](#), [Expenses](#), [Balance Sheet](#)) to the Board members in advance and reported that (5) CDs are approaching maturity. Ted is looking for ideas to place the money where it can appreciate and mature within 6-12 months.

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

ARCHITECTURE REPORT: Scott referred the Board to Kathy's written [Architecture Report](#).

One homeowner had objected to the new painting policy, suggesting it would cost more to paint units if the current color scheme was not followed. In a follow-up with professional painters, the Architecture Committee believes there is no additional cost if the paint scheme is changed from the original colors. The policy will be redistributed and, if there are no objections within the next 30 days, the painting policy will then be effective.

Additionally, there were questions about which color to paint a replaced garage door, such as the one at unit #35. The Board agreed the garage door should be painted to match whatever future color the homeowner wishes to paint their unit.

The Board unanimously accepted the Architecture Committee Report on a motion by Paul and seconded by Ron.

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

Kammi thanked all of the volunteers who shoveled snow this past winter. The Board unanimously accepted the Landscape Committee Report.

INSURANCE REPORT: Karen spoke with the HOA's insurance agent about potential cost increases this year, who says to expect an \$82,000 premium when it is due in November. If the HOA were to take away the property liability portion of the insurance premium, the HOA would still spend about \$15,000 for worker's compensation, crime, fidelity, director/officer and the umbrella insurance policies.

The Board agreed to discuss options for these rising insurance costs at the July meeting.

PRESIDENT'S REPORT: none

SPECIAL ASSESSMENT FOR UNITS 3 & 4: The homeowners of units 3 & 4 had professional roofers confirm there is hail damage to the roof of their structure. They requested a new roof. The HOA had discussed the process of filing an insurance claim, and concluded because of the exceptions for wind/hail damage, there would be NO payout from the HOA's insurance. The HOA's reserve fund had not anticipated roof replacement this year, and funds are not available. After discussion, Scott made a motion:

Whereas:

- the homeowners of units 3 and 4 have informed the HOA there was hail damage to the roof of their building, and
 - the homeowners wish to replace the roof and gutters, and
 - the HOA had not anticipated replacing any roofs in 2024,
- The HOA shall make a special assessment to units 3 and 4 for \$15,500 and \$15,000 respectively which shall be used to replace the roof and gutters of units 3 and 4 in 2024.**

The motion was seconded by Kammi and approved with a 5-1 vote, Dale Noel dissenting. Scott will draft the Special Assessment letter and send it to the homeowners.

FINANCIAL REVIEW: The annual Financial Review Committee was convened and included Diane Noel (#12), Kathy Fay (#22) and Dick Lawson (#24). The Board unanimously approved the Committee's recommendation and thanks Diane, Kathy and Dick for their time, energy and expertise in completing this function.

NEW TREE PLACEMENT: Kammi reported that she will identify placement of new trees on a copy of the plat map for approval by the Board.

TREE NEXT TO UNIT 18: The Silverplume HOA has not responded to a second letter, sent via certified mail, asking to take down the tree, which continues to pose a threat to Victorian Gables property. Furthermore, a large branch did fall on Victorian Gables property.

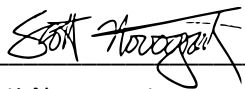
Ted circulated an attorney's advice, <https://altitude.law/if-neighbors-tree-falls-your-property-who-responsible/>, indicating the VGHOA is responsible for cleaning up any fallen branches on VGHOA property. Scott agreed to cut up the branch and Kammi will make sure it gets into Evergreen's lawn waste.

Chris Bailey was able to make contact with one of the Silverplume Board members, who agrees the tree needs to be taken down. This Board member will talk with the other Silverplume Board members about it.

TOPICS FOR NEXT MEETING:

- Insurance options
- Trash and Yard waste

ADJOURNMENT: The meeting adjourned at 8:10 p.m.



Scott Novogoratz

April 17, 2024
Date