

**MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION**  
**3rd QUARTER BOARD MEETING 2024**

**Date/Time/Location:** July10, 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  
Dale Noel, At-Large Director #12  
Kammi Eckhoff, Landscape Chair #2  
LeAnn Payton, At-Large Director #23  
Kathy and Nat Fay, Architecture Comm Chair #22 (via Zoom)  
Karen Habel, Insurance Comm Chair #4  
Ron Segul, Architecture Comm, #30  
Steve Hansen, #28  
Shara Stills, #11

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

**APPROVAL OF MINUTES:** The April 10, 2024, meeting minutes were revised from the prior version that had been posted on the website and approved unanimously on a motion by Ted, seconded by Kammi.

**TREASURER'S REPORT:** Ted sent the 2024 first quarter financial statements ([Summary](#), [Balance Sheet](#)) to the Board members in advance and reported that we have another large CD approaching maturity. Ted also reported that we have earned about \$3,000 in interest. The proliferation of CDs is the result of taking advantage of specials offered by our banks, rather than simply allowing CDs to roll from 11- or 13-month terms into new 12-month CDs at significantly poorer yields. The Maintenance Fund has about \$65,000 available at this time.

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

**ARCHITECTURE REPORT:** Kathy provided a verbal report with the following key points:

- The Window Well project will begin on Saturday, July 13.
- The roof replacement project for units 3 and 4 has been a learning process for all of us. We learned how the loss assessment process works for individual homeowner insurance policies. While the gutters were replaced, the downspouts were not included and subsequently need to be assessed for future roofing projects. Additionally, there is some paint touch-up required from the gutter replacement.

- There was additional discussion about how to plan for unanticipated expenses, such as painting touch-up, broken garage doors or leaking skylights. Ted described that the budget has been built to accommodate a small number of these special projects.
- Kathy plans to assemble the Architecture Committee to determine remaining projects to initiate this year.

**LANDSCAPE REPORT:** Kammi presented the [Landscape Report](#). She also reported that several new trees will be planted in the next 2-3 weeks and share a landscape map showing the location and types of trees.

With so little participation in this year's Community Garage Sale, Kammi asked if it's worthwhile to continue doing this annually.

Kammi asked for assistance starting on July 24 for the next several weeks while she's away.

**INSURANCE REPORT:** none

**PRESIDENT'S REPORT:** none

**ROOF INSPECTION RESULTS AND NEXT STEPS:** Scott reported that Jason Shields from NoCo Roofing had performed roof inspections for all units in early July. Jason concluded that all units, with the exception of units #29 and #30, have evidence of hail damage and deterioration. The deterioration generally corresponds with the roof's orientation (south and west facing slopes tend to deteriorate more quickly) and the age of the roof, which were last replaced between 2004 and 2011. Units #29 and #30 had the roof replaced in 2011 and show only normal wear and no hail damage. Jason has photographs for all of the other units showing the damage. Jason believes the hail damage likely occurred on August 27, 2023, the last significant hailstorm in the Victorian Gables community.

The Board discussed the Special Assessment for Extraordinary Work to fund to the roof replacement for units #3 and #4. Both unit owners were successful in filing insurance claims using their personal HO6 insurance policies Loss Assessment provision and received the expected payout from their respective insurance companies.

Article IV, Section 7 of the Declaration of Covenants permits the Board to make a special assessment for extraordinary work, which states:

If any extraordinary or unexpected maintenance, repair, or restoration work, not covered by the Association's insurance or anticipated by the maintenance fund plan, is required on fewer than all of the Lots or for the benefit of any individual Lot, then the costs thereof shall, at the discretion of the Board, be borne by the Owner(s) of the affected Lot(s) only.

Two options were discussed to address the roofs. The first option is to permit homeowners to go through the standard Architectural Improvement process to fund it themselves. Or wait until sufficient funds are available to do the roofing project. The other option is to do the Special Assessment to raise funds immediately to replace roofs. LeAnn moved: **The HOA shall make a Special Assessment for Extraordinary Work to all units except #3, #4, #29 and #30, which shall be used to secure funds to replace the roof and gutters. The special assessment amount for each unit will be determined after the quotes are received for each unit. Furthermore, fully executed contracts for new roofs and gutters will be finalized prior to August 27, 2024.** The motion was seconded and was passed unanimously.

It was also agreed that the Board will need to provide education to homeowners about using the Loss Assessment provision on their individual HO6 insurance.

**INSURANCE AND POSSIBLE CHANGE TO COVENANTS:** Karen has been researching how to save money on our insurance costs and/or provide equivalent better coverage. Insurance now represents a bit over 40% of the HOA's annual budget. The HOA paid \$57,385 for the property liability portion of the HOA's current insurance policy, which does not pay out for wind/hail damage, because of the large deductible amount. While there are many factors that determine the price of insurance, Karen cited two possible strategies to deal with rising insurance costs and insurability:

1. Collectively, HOA homeowners may benefit by purchasing their own insurance, an HO3 policy which covers the exterior of the unit, as well as the interior and contents, rather than having the HOA insure the exterior of all units. Currently, homeowners likely have an HO6 policy which covers only the interior and contents.
2. Many insurers are now asking the age of the roof before quoting a price. Older roofs increase the cost of insurance. For example, the owner of unit #11 was quoted \$4100 with the current 20-year-old roof. With a new roof, the same insurer would charge less than half of that amount.

Because the Declaration of the Covenants currently requires the HOA to provide insurance to cover the exterior of all units (see Article XI, Section 2), there is currently no opportunity to shift insurance responsibility to homeowners without changing the Covenants.

The Board unanimously agreed to **Hire an attorney, at a cost of less than \$2000 to revise the Covenants to give the HOA the option to shift the responsibility for insuring the exterior of all units from the HOA to the individual homeowners**, on a motion by Dale and seconded by Ron. It is expected that the HOA Dues would decrease if the cost to insure all unit exteriors shifts from the HOA to the homeowners.

**TRASH PICKUP:** The City of Fort Collins granted the HOA an exemption to the City's new trash hauling program, which goes into effect on September 30, 2024. This exemption permits the HOA to continue using RAM Waste for trash pickup.

Ted and Scott met with a Ram Waste representative to discuss details of complying with the new City trash hauling ordinance. During the discussion, Ram Waste offered the opportunity to move from individual trash karts to dumpsters (one at the east end, one at the west end and one in the cul-de-sac), which would save the HOA about \$3000/year. There was no support to begin using dumpsters.

Ted provided draft documents to comply with the City's new trash hauling ordinance which included:

- Revise the [HOA's Trash Policy #106](#). The revision to this policy was moved by Kammi, seconded by Karen and accepted unanimously. We need to determine the coordinator between the HOA and Ram Waste when individual service changes are requested before this is formally adopted with Policy #121, Adopting Policies Policy, at the October board meeting.
- Provide a [Waste Disclosure](#) to the community. The document acceptance was moved by LeAnn, seconded by Ron and accepted unanimously.

Additionally, each homeowner will need to select a trash kart size. The HOA dues will include the cost for the small trash kart. Homeowners who choose a larger kart size will pay the cost difference between the kart selected and small kart. The letter requesting a trash kart selection will be sent to homeowners soon.

**TREE THREATENING TO FALL ON UNIT #18:** The Board discussed the potential implications for the HOA if the tree on the neighboring Gables at Silverplume property causes damage to unit #18. The HOA would likely pay more for an insurance claim deductible, or to file legal action with the Gables at Silverplume, than the cost to remove the tree. Despite 2 letters sent to the Gables at Silverplume’s property manager, there has been no response nor any action to prune or remove the tree. The Board unanimously agreed to spend the money to remove the tree, or significantly prune the portions of the tree that extend onto our HOA property.

**TOPICS FOR NEXT MEETING:**

Light Fixtures

**ADJOURNMENT:** The meeting adjourned at 8:32 p.m.

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Scott Novogoratz

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Date