

**Victorian Gables HOA, Annual Homeowners Meeting**

**December 14, 2024 3:00 p.m.**

**Ft. Collins Senior Center, Twinberry Auditorium and Zoom**

**HOA Board Present:**

Scott Novogoratz, President #39

LeAnn Payton, Director #23

Paul Eckhoff, Vice President #2

Dale Noel, Director #12

Ted Huston, Treasurer #22

Mark Cunningham, Director #36

**Board Adjacent Leaders Present:**

Karen Habel, Insurance Comm. Chair #4

Steve Hansen, Architecture #28

Kathy Fay #22, Architecture Comm. Chair #22

Ron Segul, Architecture #30

Kammi Eckhoff, Landscape Comm. Chair #2

**Homeowners Present (20 units):**

Marty Vaughn (via Zoom) #1

Chris Bailey (via Zoom) #18

Ernestine Munsey #33

Paul & Kammi Eckhoff #2

Tom & Nancy Glenn #20

Morgan Bolls #34

Karen Habel #4

Ted Huston/Rosemary Rader #21

Mark Cunningham #36

Ida White #9

Kathy Fay #22

Scott Novogoratz #39

Ellen Eihausen #10

LeAnn Payton #23

Shara Stills #11

Dick Lawson #24

Dale & Diane Noel #12

Steve Hansen #28

Sunit & Janea Bhalla #13

Ron & Denese Segul #30

**Homeowners by Proxy and Their Named Proxy (8 units):**

Ceci Garza-Aragon #14 (Ernestine Munsey)

Bonnie Geter #19 (Ernestine Munsey)

MaryLou Lewis #25 (Dick Lawson)

Fred Rubin #26 (Scott Novogoratz)

Ande Wahl #31 (Ernestine Munsey)

Ida Sinden #32 (Ernestine Munsey)

Jackson & Ashley Hulett (Dale Noel)

Will & Ciria Sutton #40 (Ernestine Munsey)

**Call to Order:**

The meeting was called to order at 3:07 p.m. by 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 28 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 [here](#) for those interested and shall become a part of these minutes by reference herein.

**President's Report:** Scott presented the members of the Board and the Standing Committees within the community and thanked all for their continued work and support. Scott recognized Kathy Fay for her work with the roofing/gutter project, Karen Habel for her work in researching insurance options and pursuing the Loss Assessment provision to fund the roof replacement project and Kammi Eckhoff for her continuing landscape efforts to maintain the appearance of our community.

**2023 Annual Meeting Minutes:** The 2023 Annual Meeting Minutes were approved unanimously.

**Architecture Report:** Kathy Fay reported for the Architecture Committee.

**Insurance Committee Report:** Karen Habel reported for the Insurance Committee.

**Landscape Report:** Kammi Eckhoff reported for the Landscape Committee.

**Treasurer's Report:** Ted Huston presented the Treasurer's Report, including the YTD Income Statement and Balance Sheet. Additionally, Ted showed how the HOA funds are distributed among CDs, I-Bonds and Money Market accounts. These are the primary mechanisms for conservatively managing the HOA's funds. If there are other ideas for managing our HOA funds, please have a conversation with Ted.

Ted also reported that the final accounting for the roof/gutter project has not yet been completed. At this point, it appears there is about a \$28,000 surplus. While the Special Assessment was based on the best information available to identify a total amount for each Homeowner Unit, discounts and unexpected work account for this discrepancy. Accounting for the actual costs incurred and revenue collected for each Unit, Ted also reported that about 4-5 Units were underfunded and 33-34 Units were overfunded. This final reconciliation by Unit will be completed by year-end.

**Questions:**

1. Question: Dick Lawson asked, "Are exterior lights the responsibility of the HOA or the homeowner?" Answer: The HOA has responsibility for the exterior lights, although several

homeowners have chosen to replace them on their own. If a homeowners wishes to replace their exterior lights, they need to submit an Owner Installed Improvement Request to the Architecture Comm before starting the work.

2. Question: Ernestine Munsey stated, "Several years ago the Board designated the funds in the Replacement Reserve for the road replacement." Answer: None of the current Board members are aware of that designation. We'll need to research the historical minutes to determine if a certain amount of the Replacement Reserve needs to be designated.

### **Decisions:**

Ernestine Munsey (#33) made a motion, **The HOA will retain the excess from the 2024 Special Assessment, with those funds to be used for Replacement Projects, and no increase in the 2025 Annual Dues for 2025.** The motion was seconded and discussion ensued.

The motion was split into (2) parts. The first motion, **The HOA will retain the excess from the Special Assessment, with those funds to be used for Replacement Projects,** and the second motion, **There will be no increase in the 2025 Annual Dues.** More discussion ensued.

Dick Lawson (#24) also proposed that, **If the homeowner's Special Assessment underfunded the cost of the roof/gutter replacement project for their Unit, the homeowner will pay the difference.**

The motion, **"The HOA will retain the excess from the Special Assessment, with those funds to be used for Replacement Projects"**, passed with 25 in favor and 2 against.

The motion, **"If the homeowner's Special Assessment underfunded the cost of the roof/gutter replacement project for their Unit, the homeowner will pay the difference"**, failed with 10 voting in favor and 17 against.

The motion, **"There will be no increase in the 2025 Annual Dues"**, passed with 23 voting in favor and 4 against.

**2025 Budget:** The [2025 Budget](#) was approved unanimously.

There being no further business, Scott entertained a motion to adjourn. The meeting was adjourned at 4:47 p.m.

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

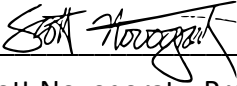
President – Scott Novogoratz

Vice President – Paul Eckhoff

Secretary – Jackson Hulett

Treasurer – Ted Huston

Director – Ron Segul term 2025-2027



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Scott Novogoratz, President

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January 13, 2025

Date