

MINUTES OF THE VICTORIAN GABLES HOMEOWNERS' ASSOCIATION

3rd QUARTER BOARD MEETING 2025

Date/Time/Location: April 9, 2025, 6:30 p.m. at Unit #21 and by Zoom Video conference

Present: Scott Novogoratz, President #39 (via Zoom)
Paul Eckhoff, Vice President #2
Ted Huston, Treasurer #21
Dale Noel, At-Large Director #12
LeAnn Payton, At-Large Director #23
Ron Segul, At-Large Director, #30
Kammi Eckhoff, Landscaping Comm Chair #2
Karen Habel, Insurance Comm Chair #4
Kathy Fay, Architecture Comm Chair #22 (via Zoom)

CALL TO ORDER: The meeting was called to order at 6:34 p.m. A Quorum was present.

MINUTES: On a motion from Ted and a second from LeAnn, the minutes from the April 9, 2025 Board meeting was unanimously approved.

FINANCIAL REPORTS: Ted reviewed the second quarter 2025 financial reports, the [Budget Summary](#), the [Expense Details](#), and the [Balance Sheet](#). Ted noted the HOA is in a good financial position at the beginning of the third quarter.

Kathy asked about the opportunity to consolidate several of the smaller CDs coming to the end of their term. Ted replied that by keeping several smaller CDs, rather than a single large one, the HOA has flexibility if cash is needed without risking penalties for early withdrawal on the entire amount.

Ted also commented that the bookkeeping for those homeowners incurring extra charges for trash pickup, base on their kart size selection, is becoming a bit onerous. Ted was encouraged to propose a mechanism to streamline the bookkeeping function for trash charges.

ARCHITECTURE REPORT: Kathy provided an [Architecture Report](#) and commented that she is pleased with the overall painting process and the color selection. She noted that each of the (5) available color choices had been selected, so that those who are still considering colors can view other buildings. The ongoing goal is to paint (10) buildings this year (2 buildings per month) and nine (9) buildings next year. The cost for painting this year, along with the garage door replacements, are on track for an estimated expense of about \$88K. Kathy also mentioned she expects the 2026 cost to replace remaining garage doors and paint the remaining building will cost about \$82,500. Board members responded by stating the painters are both friendly and thorough.

LANDSCAPE REPORT: Kammi presented the [Landscape Report](#).

Kammi says we will plan to get mulch for the xeriscape areas this fall and need a plan to distribute it. Scott is looking for a way to compensate the youth in our community who may want to help distributing the mulch.

Kammi also provided an update on the tree next to unit #18, which poses potential property damage should it fall or lose branches. None of the tree trimming companies will work with us, knowing the tree is not on our property. Scott agreed to contact the Silverplume HOA once again for an update. It was suggested we send another certified letter to them.

Kammi suggested Saturday, September 6, for the Annual HOA picnic. Scott agreed to send a 'Save the Date' message and Kammi agreed to organize the picnic.

INSURANCE REPORT: Karen had no update for the Board.

PRESIDENT'S REPORT: Scott talked about dues delinquencies within our community, particularly one that has not yet paid any 2025 dues.

POLICY #111, COLLECTION AND FINES: Scott, Ted and Kathy proposed revisions to the current policy to bring it in line with current practices and statutory requirements. Unless there are objections from the community, the proposed policy [Collections and Fines](#), would go into effect on September 1, 2025. After going through the proposed changes, the Board unanimously adopted the revisions on a motion by Ron, which was seconded by Paul.

2025 GOAL - Encouraging good behavior from renters (and landlords) and discouraging bad behavior from renters (or landlords/property management companies): Diane Noel agreed to help determine how to attain this goal. As the discussion started, Diane and Scott focused on some of the problem behaviors, which included:

- Operating a public facing business from their unit,
- Vehicle repairs in their driveway,
- Motor vehicles (scooters and lawn mowers) on their front porch,
- Unsightly oil stains on their driveway,
- Roaming cats, and
- Parking issues.

The Board questioned if the City requires a permit to operate a public-facing business from a home and, if there are restrictions. Scott agreed to follow up.

Additionally, Scott volunteered to be the point of contact for homeowners who have concerns about community behaviors that violate HOA policies.

Kathy agreed to review the parking policy (#110) to assure it aligns with the community goals.

ADJOURNMENT: The meeting adjourned at 8:24 p.m.

Scott Novogoratz, President

Date

Jackson Hulett, Secretary

Date