

MINUTES OF THE VICTORIAN GABLES HOMEOWNERS' ASSOCIATION
1st QUARTER BOARD MEETING 2026

Date/Time/Location: January 14, 2025, 6:30 p.m. at Unit #21 and by Zoom Video conference
Victorian Gables Patio Homes HOA

Present:

Scott Novogoratz, President #39
Paul Eckhoff, Vice President #2
Ted Huston, Treasurer #21
Ande Wahl, Secretary #31
Ron Segul, At-Large Director #30
Kathy Fay, Architecture Comm Chair #22 (via Zoom)
Nat Fay, Architecture Comm Chair #22 (via Zoom)
Karen Habel - Insurance Comm Chair #4
Kammi Eckhoff, Landscape Chair Comm #2

CALL TO ORDER: The meeting was called to order at 6:30 p.m.

Meeting begins with guest via zoom Dustin Nichols - Lakeside Insurance Agent/Broker
Nichols - discussion of going with a new insurance carrier [Honeycomb](#)

Option to improve price & coverage of 5% value of bldg instead of 10 % (current) deductible

- Deductible (including wind hail) is in compliance with conventional bank loan requirement of 5%
- **Savings of around \$10k annually**
- Insurance carrier is new to Colorado
- Quote is valid until Feb 19, 2026
- A.M.Best rating is A minus
 - Covenants require A or better

The annual payment could move to the earlier part of the calendar year instead of the current end of year if paid in full. This could be beneficial to the budget distribution. Insurance in force now, if cancelled, would be prorated and Travelers would pay reimbursement.

Karen stated a concern is that Honeycomb has only been in Colorado since November 2025. She also said all residents should keep their loss assessment on their policies. Existing policies are grandfathered, but new policies since 2024 will have coverage capped at \$10,000 maximum.

STANDARD AGENDA ITEMS 7:00 p.m.

PREVIOUS MINUTES: from the October meeting were not approved due to clerical errors on dates and a request for clarification of budget premium information. Clarification on budget that showed the premium estimate to be more than actual cost.

TREASURER'S REPORT: Ted sent the 2025 year-end financial statement to the Board in advance. The [Summary](#), [Expense Detail](#) and [Balance Sheet](#) are posted on the website.

Ted noted that 2025 summary report shows net income of \$21k surplus due to factors:

1. 11k were prepaid dues for 2026
2. 10k goes into replacement reserve

Short term CD matures in 1st quarter and needs reinvestment. Agreed to reinvest in short term CDs as they mature.

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

ARCHITECTURE REPORT: Kathy stated there are no changes from the annual report in December. She stated she will communicate with owners who will get new garage doors next. They will get an email that will ask if they will be traveling in March or April.

She also shared that the expected exterior painting for the remaining units will begin when weather is clear, and as early as late May. There are nine buildings to be painted this year.

LANDSCAPE REPORT: Kammi stated she will obtain bids for repairs to the railroad ties behind Unit 20, as well as concrete estimates for the driveways and curbs, and asphalt estimates for the road, with the intent of keeping costs as low as possible.

NEW TOPICS

2025 Annual Meeting Recap Scott Discuss: Positive response on painting of homes, garage doors and landscape. Concerns over increase in annual dues were expressed.

- Consideration of showing detailed per unit cost/benefits explainer for owners.

Annual Budget Opportunities - Scott asked if anyone has thoughts on saving money. Our largest expense is insurance. Individual insurance to cover the roof is an option but not necessarily savings for the individual.

Replacement Reserve Funding - What is the right amount of money to have in the fund? Should we have an increase of 60-80 percent over the next 3-5 years?

- Repairs to consider: new paint every 7-10 years, gutters and roofs every 15 years.
- May want to revisit this in the future with guidelines.

FOLLOW-UP TOPICS

Tree Removal - There are continued concerns of the tree that needs to be removed next to unit 18 belonging to our neighboring condos and that letters have been sent to the management company. Scott had reached out to the city forester who had also contacted them. After assurances from their property management company that this tree would be part of their overall tree trimming/removal plan for late 2025, no response or action has been taken to remove the tree. Noted if the tree falls our insurance company would sue their insurance.

Policy #111 - Collections. This policy is being updated related to new legislation added to the Colorado Common Interest Ownership Act (CCIOA) in 2025. The updates were incomplete at the time of this meeting, but are a priority and will be presented, discussed and adopted before the next board meeting.

Encourage Good Behavior from Renting Tenants - There has been an outreach to property owners/managers about parking on street overnight, as well as oil issues and other machinery repairs and storage outside of the garage in driveway or on the street.

Parking Policy #110, (an Enumerated Part of Policy #131, Rules and Regulations for Homeowners and Tenants) - Units 1, 8, 29 and 30 can accommodate six cars including the two spaces in the garage. All other units can accommodate four cars including the garage space. Two in the garage and two in the driveway. Policy update discussion is to limit the parking to four total per unit. The appearance is the concern. This restriction or change is not agreed.

TOPICS ADDED TO AGENDA

Annual Disclosures- Each of the following items were adopted unanimously:

[General Disclosure](#).

[Waste Disclosure](#). The cost increase in 2026 from \$19.00 to \$19.50 for waste removal is noted.

[Loss Assessment and Deductibles](#). Reiterate that Loss Assessment is an important component for homeowners to have as part of their insurance policy. Changes to new policies, limiting coverage to a maximum of \$10,000, may affect future recommendations and ability to fund roof replacements.

[Insurance Policy Overview](#).

ANNOUNCEMENT: Next board meeting is scheduled for April 8.

8:11 p.m. **Adjournment**