

MINUTES OF THE VICTORIAN GABLES HOMEOWNERS' ASSOCIATION
3rd QUARTER BOARD MEETING 2026

Date/Time/Location: August 8, 2026, 6:30 p.m. at Unit #2 and by Zoom Video conference
Victorian Gables Patio Homes HOA

Present:

Scott Novogoratz, President #39
Ted Huston, Treasurer #21
LeAnn Payton, At-Large Director #23
Dale Noel, At -Large Director #12
Ron Segul, At-Large Director #30
Karen Habel, Insurance Comm Chair #4
Kammi Eckhoff, Landscape Chair Comm #2
Paul Eckhoff, At-Large Director #2
Ande Wahl, Secretary #31

The meeting began with a guest from Estes Valley Asphalt, who presented options for maintaining and replacing the property's asphalt. Discussing phased repairs, ongoing maintenance, and future full replacement, with priority given to areas most in need. The cul-de-sacs could be maintained for now rather than fully replaced. Concrete, curb, and gutter work may need to be completed before major asphalt work. The board will obtain additional bids and consider paving needs as part of the 2027 budget and future capital projects.

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

MINUTES FROM LAST MEETING: Unanimous approval of minutes, after a few minor corrections, from 2nd quarter's meeting on a motion by Paul and seconded by LeAnn.

TREASURER'S REPORT: [Summary](#), [Expense Details](#), [Balance Sheet](#). Ted reported a cash surplus, including a refund from Travelers Insurance and quarterly dues paid. Conversations continue with how to spend surplus and all reserve funding moving forward for the betterment of the community. Reporting of expenses ahead including two insurance policies; CAM Directors and Officers and Workers' Compensation, that are due in November. Insurance costs are expected to remain stable until next spring.

The association's CDs were recently renewed, with additional roll overs expected in September. Ted is exploring longer-term investment options with advisors. Current CD rates are around 3–4%. A consideration of 7-month CDs for future investments will be an option.

ARCHITECTURE REPORT: Five buildings remain to be completed for painting with satisfaction with the brickwork repairs on units 11 and 12. Concrete and fence repair referrals can be sent to Ron.

LANDSCAPE REPORT: Kammi reported that several areas of grass have deteriorated to bare dirt and have not recovered from the dry winter conditions. The landscapers have identified and repaired multiple leaks in the sprinkler system. Since the sprinkler system is more than 30 years old, the committee is considering replacing it by zone, with the possibility of replacing one zone each year. An estimate will be obtained.

Scott, our handy president, has also removed tree branches as needed. Mulching will be considered for September when temperatures are cooler, and volunteers will be needed to help spread it. The committee will also explore obtaining free wood chips from the city made from tree trimmings.

INSURANCE COMMITTEE REPORT: Karen reported that the General Disclosure Covenant needs to be amended to reflect the new policies currently in effect. The General Disclosure will be distributed after our Covenant change, permitting insurance companies with an A- rating, has been filed with the County Clerk. In the new liability policy, the deductible for wind/hail damage is now 5%, down from 10%, which provides better coverage. Another deductible change, for "all other insurable perils," is now \$2,500 down from \$10,000. The significance of this will be further discussion regarding the appropriate level of our Insurance Reserve Fund.

She mentioned providing homeowners with an updated insurance policy overview, including information on Honeycomb as the new underwriter and clarification regarding the association's blanket insurance coverage. The committee expresses the importance of all homeowners to obtain \$50,000 in loss assessment coverage, if available, through their individual insurance.

PRESIDENT'S REPORT: Scott reported that the Architecture Committee will need a new chairperson when Kathy departs from her position. The board should begin preparing the budget and identify:

- Which improvements are needed and which projects can be undertaken.
- How much the association can spend while maintaining the current dues structure.
- Discuss building the replacement reserve without increasing dues, particularly in preparation for major future expenses such as roofs and painting.

Other ideas to discuss include:

- Reviewing how replacement reserves are handled when a unit is sold, considering different dues or fees for features that require additional maintenance, such as decks, skylights, and fences, since not all units have these features equally.
- Considering covenant changes that could clarify or reduce the HOA's responsibility for certain exterior portions of the buildings and shift some responsibilities to individual unit owners.
- The board should consider whether any major changes to the community's policies or responsibilities are needed.

NEW TOPICS:

1. Road Replacement Estes Valley Asphalt Communicate - guest at beginning of meeting
2. Audit Results - Ande reported that the audit was completed successfully, with entries and records reviewed and found to be in good order. A letter confirming the audit results will be signed and posted to the website for documentation.
3. Annual Picnic - Kammi reported picnic is planned for September 12. Tenants have asked about a neighborhood yard sale, but the association will not be holding one this year.

PRIOR TOPICS:

1. Replacement Reserve Funding Scott & Ted discussed
2. Tree Removal Next to Unit 18 Scott Communicate - will resend inquiry to the management company of condos that own the property

ANNOUNCEMENTS: None

ADJOURNMENT: 8:40pm