

# Patterson Gardens Homeowners Association

## Annual Meeting Minutes

November 17, 2020

Meeting began at 6:30 pm.

### Introduction of Board of Directors:

President: Monty Luellen  
Vice-President: Tom Sheldon (proxy)  
Treasurer: Barb Sundermeier  
Board Member: Ellen Wells  
Board Member: Carolyn Ridenour

Members present: Monte & Therese Luellen, Ellen Wells, Barbara Sundermeier, Landon Satterfield, Patricia Star, and Carolyn Ridenour; 3 proxies were received.

- Quorum was met [4 required; 8 properties were represented in person or by proxy]

### Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Blevins

2019 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business - none

### New Business

- Comment that this was a challenging year with COVID. The HOA's financials currently look good and the Board is putting as much back into the HOA as possible.
- Board accomplishments for 2020:
  - Replaced and stained the perimeter fence.
    - This project was over budget, however was completed.
  - New security lighting around the pool.
  - Increased trash pickup to 3 times per week.
  - Repainted parking spaces.
  - Foundation repair to the front area of #403 (caused by water damage).
  - Repainted Patterson Gardens sign on Patterson Road.
  - Increased HOA savings transfer deposit from \$150 to \$200 per month.
- Goals for 2021:
  - Cut down the cottonwood tree at the NE corner of Patterson Road and 15th. The Board has reached out to Xcel as this tree is located in their easement. It is not a priority at the moment.
  - Ash borer in several trees - need to remove and replace with new trees.
  - Pavement repair/replacement - This will need to be addressed at some point. The Board has a bid for replacement, however it is over \$300,000.
  - Irrigation repair/replacement - The system needs to be updated. This will be approximately a \$9,000 to \$10,000 project.
  - Pool - The pool typically opens on Memorial Day, however COVID guidelines may impact this.
    - Salt system to replace chlorine treatments
    - Main door (closure)
    - Repair/replace patio doors

- Security camera system
  - Paint - inside and outside
  - Replace pool liner. This will cost approximately \$6,000 and will include steps on the south end of the pool.
  - Ladder
- Continue grounds cleanup
- Build enclosure around dumpsters
- Mailbox numbers on the mailbox (for clarification)
- Reduce water consumption
- Re-configure downspouts and gutters
- Install wi-fi security cameras on grounds and pool house. The cameras would monitor the dumpsters, pool and grounds for pet waste issues.
- There has been a suspicious male in the area recently. He was in the area for several hours and seemed "off". A reminder will be added to the newsletter to keep an eye out for suspicious activity and report it to the HOA and the police.
- Traffic study limiting access to Patterson Road
  - Monty attended the city meeting.
  - There is discussion that the east entrance would be closed or limited to right hand turns only.
  - This may cause a problem for emergency vehicles, etc.
  - Ellen also sent a letter details concerns to the city.
  - There will be another meeting in February. This information will be provided to owners who may want to attend.
- Question if the Annual Meeting could be moved to February vs November for budgeting purposes. HPM will look into this and let the Board know.

Presentation of 2021 proposed budget.

- The Board of Directors has voted to increase the dues by 5% for 2020. Effective 1/1/21 monthly dues will be \$230.
- The proposed budget includes several items that are Board goals for 2021 and will be completed as funds are available. Some of these projects may not be able to be completed in 2021.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- Monty and Ellen's terms both expire this year. They are both willing to serve again.
- Floor opened for nominations
- Comment that the Board is doing a great job.
- No nominations - floor closed.
- Motion to elect Monty and Ellen for another 3 year term. M/S/C all in favor.
- Terms continue as follows: Tom to 2022, Barb to 2021, Carolyn to 2021, Monty to 2023, and Ellen to 2023.

The meeting adjourned at 7:21 pm.

Minutes taken by  
 Elizabeth Blevins  
 Heritage Property Management