

Fountain Greens Patio Homes HOA Board Meeting

Wednesday, May 26, 2021

Present: President Karen Huntington, Treasurer Christy Minnick, Secretary Judy Brock, Architectural/Landscape Control Chair Tom Buick, and from Heritage HOA Management, David Caldwell & Barbara Butzen.

The meeting was convened at 3:00 PM at the Heritage Property and HOA Management office.

1. New Community Association Manager

David Caldwell joined the meeting at our request, reporting that Elizabeth Marvin, former Community Association Manager had resigned, and Barbara Butzen has assumed this responsibility for Heritage's 48 HOAs. David has authorized access to CCIOA training for Barbara, even though the state no longer requires licensure to provide such community association management functions. Board members shared with David that it would have been helpful for our Board as well as for Barbara had Heritage provided an official introduction by letter or other means regarding this change in our primary contact for the Board as well as for F.G. Patio homeowners.

2. Liability Insurance Renewal

Karen and Judy shared with the Board the results of their meeting with Lavonne Gorsuch, the Association's State Farm agent, regarding renewal of the Association's Liability Insurance Policy. Action: Through self-insurance of the Association's only capital assets (pedestal mailboxes), and consultation with agent Judith Salamon and Lavonne, we were able to agree to a new HOA Association Policy. This resulted in a reduction of over \$200 in our annual premium since we do not need to include coverage of any capital assets. The policy change will take place with the annual policy renewal in June. The policy will continue standard liability coverage amounts of one million dollars per incident and an aggregate of two million.

3. Architectural Request

Barbara at Heritage forwarded a request from owners of 2497 Interlochen Court to plant a Colorado Blue Spruce tree in their yard. Action: Following Tom's (ACC Chair) conversation with the owners, all Board members approved the request as submitted.

4. Landscape Matters & Irrigation Policy

There have been a number of concerns expressed by both home owners and Board members regarding the proliferation of weeds, especially on the rock beds of numerous lots in the subdivision. There is some confusion as to whether the landscaper has applied any weed control, and if so, when might this have occurred. Action: Barbara will follow up with WD regarding this matter. There was also discussion by the Board of

initiating the process of interviews and hiring for landscape services earlier in the year. It was agreed to begin the search no later than September.

Board members felt the following Irrigation Repair Policy would help to clarify the responsibilities of Association and of home owners regarding irrigation repairs. (see CCRE's, 8.2) (Christy moved, Judy 2nd, unanimously approved) Action: F.G. Patio Homes Association will cover the HOA's landscape/irrigation contractor to perform simple replacement of malfunctioning sprinkler heads and drip lines, except for those damaged while mowing. (The landscaper will cover any sprinklers damaged during mowing.) All other irrigation repairs will remain the responsibility of the home owner(s).

5. Enforcement Policy Revision

Judy provided recommendations for revision of the HOA's policy on enforcement of the governing documents, including Stephen Spydell's suggestions submitted in March. The Board will review the recommendations for consideration of approval at the July meeting.

6. Newsletter/Notice for Homeowners

Board members discussed preparing a newsletter to inform home owners about landscape services and other issues that appear to create some confusion for Association members. Action: Karen and Judy will collaborate on the newsletter and consider how best to distribute it. Matters to be addressed in the newsletter currently include landscape and irrigation repair services that are covered by the Association, and those are the responsibility of the home owners. Also, to be cost efficient and effective, in addition to placing important information on the Heritage website, the Board via the newsletter will encourage home owners to routinely monitor the website, and to provide Barbara at Heritage with current email addresses so that urgent/emergent notices (irrigation line breaks, change in landscape schedules, etc.) can be emailed to them in a timely manner.

7. Mailbox Pedestal on Fountain Greens Boulevard

There has been a member complaint that the pedestal of one of the Association's mailboxes on Fountain Greens Boulevard is badly in need of painting. How best to proceed with this will be on the agenda for the next Board meeting.

The meeting adjourned at 4:20 PM.

Respectfully Submitted,

Judy Brock, Secretary

_____, Karen Huntington, President

_____, Christy Minnick, Treasurer

_____, Tom Buick, ACC Chair