

Treehaven Homeowners Association, Inc

Annual Meeting Minutes

May 1, 2017

Meeting called to order at 4:03pm.

Introduction of the Board of Directors:

President--JoAnne Pritza

Vice President--JoAnna Hedberg

Secretary--Peggy Fisher

ACCO Member--Dave Larson [this is not an elected position]

Members present: Wanda Thomas, Peggy Fisher, Marilyn Beckage, JoAnna Hedberg, JoAnne Pritza, Frank Payne, Chuck Huston, David Larson, Shirley Cates, Mike & Gina Kelley [2 units], Lois Moore [Nadia Moore accompanied her]. 3 Proxies were received: Dorothy Boss, Charlotte Simkins, Scott & Brenda Maver. [15 properties were represented]

Introduction of Heritage Team:

David Caldwell, Becky Jett

2016 Minutes were approved as written. M/S/C These will be posted on the website.

Old/Unfinished Business:

- Accomplishments since May 2016 meeting
 - T-4 Tree Service-continue service of ash trees. Also had them prune & treat all the trees in the neighborhood.
 - Gutter cleaning-BOD contracted Casey's Sprinklers to do this in the fall for the neighborhood as a whole.
NOTE: This was a one-time thing as maintaining & cleaning the gutters is a homeowner responsibility. Dave Larson thanked the Board for doing this.
 - Homeowners need to ensure their gutters are draining properly and not causing damage to sidewalks or driveways.
 - Marilyn had her home's gutters re-routed and will share contact information on her contractor if others are interested.
 - Driveway repair/replaced--The Board identified 3 driveways that were in desperate need of driveway repair/replacement. 1 of those has been completed at this time. Again, this is a homeowner responsibility.
 - Discussion about replacement-v-repair and/or overlay.
 - If you decide to repair your driveway, please submit an ACC form. [see below]
 - Mag chloride and other ice-melt products are very abrasive and damaging to concrete. Consider using sand instead.
- Review of Architectural Control Committee (ACCO) policies
 - Dave Larson will continue to serve as the ACCO Chairman for the upcoming year.

- Everyone was reminded that before you make any substantive changes to the exterior of your house [painting, driveway repair, bushes replaced, fences around the patio, etc], you need to submit the request to the ACCO. This is to ensure that consistency and uniformity are maintained throughout the neighborhood.
- You do not need to submit the form for things on your individual patio.
- Form can be found on the website and were also available for pickup at the meeting.
- Complete the form and submit to HPM.

New Business:

- Lawn Treatments
 - Some bushes/shrubs have been identified as problems and will be removed.
 - Thompson's is using a new weed treatment spray.
 - Spot treatment of the problem areas.
 - Do not water for 24-36 hours after treatment is applied.
 - Areas sprayed will be marked.
- Little Free Library
 - Milt built and installed Treehaven's Little Free Library. Thank you!
 - Reminders about use of LFL
 - Take one; leave one.
 - Books only [no magazines].
 - Close and latch the door when finished.
 - The Treehaven Little Free Library is registered with the national registry.
- Easement along Lowell behind fence along the south side of Treehaven
 - Treehaven is responsible for upkeep of that easement & has had it mowed a couple times each year and have also run sprinklers on it to keep dust down as necessary.
 - An owner of several properties on Lowell has offered to take over that responsibility. He plans to plant pasture grass and keep it mowed. All Treehaven has to do is continue providing irrigation to it.
 - Suggestion made to get a signed statement from him that he will not hold Treehaven liable if he gets injured working in that area.
- Open discussion
 - Who is responsible for roof repairs?
 - BOD met with insurance and got a legal opinion in 2016.
 - Normal wear & tear is the homeowner's responsibility.
 - HOA insurance only covers roofs if damage is caused by an extraordinary event such as hail, wind, or fire.
 - Suggested that owners in attached units coordinate roof repair/replacement amongst themselves to ensure uniformity. Remember that this needs to be approved by the ACCO prior to any work being done. However, the CC&Rs give the HOA authority--if necessary--to contract to have the work done and assess those costs to the owners as appropriate.
 - Discussion about the need to establish a reserve fund.
 - CO law does not give a specific amount that is needed; only that it be a prudent amount.

- Purpose of reserve would include items such as repair/replacement of irrigation system, cleaning the irrigation cistern, replacing perimeter fence, etc.
- Questions were raised regarding the 'visitor parking' spaces.
 - CC&Rs Art II Sec 3 states "Ownership of each Lot shall entitle the Owner or Owners thereof to the use of parking spaces adjoining the perimeter of each Lot."
 - CC&Rs Art II Sec 4(q) addresses Vehicle Storage and Repair and states that " No house trailer, motorcycle, camping trailer, hauling trailer, running gear or boat or accessories thereto, truck or pickup or van or camper van in excess of three-fourths (3/4) tone size shall be parked, stored, repaired or maintained on any lot or the Common Area..."
- Discussion regarding possible dues increase ensued.
 - CC&Rs Art III Sec 3(a) gives the Board of Directors authority to increase the dues by no more than 5% without a vote from membership.
 - Straw vote was taken to get a general feeling regarding raising dues at this time. 1 owner objected; all others present were in favor. Board will take this under advisement and will notify owners if necessary.

2017 Budget was discussed.

- Actual 2016 Grounds maintenance exceeded the budget amount by over \$5,000.
 - All trees in the neighborhood were pruned and treated. This was the first overall pruning since Treehaven was established.
- Actual 2106 snow removal was higher than expected. Casey's Sprinklers billed for several 2015 visits in 2016.
- 2017 amount for insurance was verified as being correct. HOA business insurance is \$5847 for the year and D&O insurance is \$450 per year. This is a slight increase from the previous year.
- Motion made to approve the 2017 budget pending verification of 2017 insurance amount. M/S/C. HPM will change the budget to approved and will post on the website.

Nomination and election of Board Members:

- Treehaven Board is 3 members; serve for 1 year at a time.
- All members of the Board are willing to continue serving.
- No other nominations or volunteers were received.
- Motion to accept the slate of directors as presented. M/S/C
 - JoAnne Pritza
 - Peggy Fisher
 - JoAnna Hedberg

Meeting adjourned at 5:30 pm.

Minutes taken by

Becky Jett

Heritage Property Management