

700 Golfmore Homeowners Association

Board Minutes, August 8, 2022

702 Golfmore Drive, Unit B @3:20p.m.

1. Roll Call: Pauline Lyttle-Porter, President, Randy Thompson, Vice President,
Dena Thompson, Secretary/Treasurer

2. Review Financials: Alpine Operating/Buildium: \$16,666.95

Alpine Savings/Buildium: \$45,871.62

July Operating Expenses: \$ 5,907.87

Concerns: None

3. OLD BUSINESS:

- The asphalt overlay and sealing is tentatively scheduled for the week of August 15th. The driveway to the garage will also be overlayed. As the board receives information from PNCL, homeowners will be informed where to park and in which areas the crews will be working. Starting on Monday the 15th the trash cans will need to be taken to Golfmore Drive for the weekly trash collection. This will be a permanent change. We will no longer have curbside pickup. Approximate completion time for the overlay/sealing is 5 – 7 days.

When the asphalt is completed, to maintain it properly it is necessary to keep heavy trucks off the pavement. The heavy trucks wear down the asphalt, and due to the expense of the project, and following advisement of the contractor the Board unanimously voted for all trash cans to be taken to Golfmore Drive for the HOA's Monday trash collection. The heavy trucks cause the asphalt to collapse, breaking it down and not allowing proper drainage. The only way to avoid another expensive asphalt repair is to keep the heavy trucks off it. Randy will talk individually with all homeowners to answer any questions and make sure everyone is informed of the change.

- Mid-Summer bush trimming and weed spraying has been completed. However, the Board feels the clean up under the Yew trees needs more attention and an additional weed spraying is necessary as many weeds were missed. Randy will contact WD Yards.

4. NEW BUSINESS:

- New Colorado Laws governing HOA's: On July 6th the Board received new Colorado Laws for HOA's signed into law by Governor Polis, from the HOA'S law firm Hoskin, Farina & Kampf. The laws go into effect on August 9, 2022. These changes affect delinquent collection of Dues, additional administrative procedures, enforcement actions, compliance violations, fines, timelines and practices to strengthen the confidentiality of all Board members. The owners are advised to read the changes in HB22-1137 for themselves. The link can be found at: https://leg.colorado.gov/sites/default/files/2022a_1137_signed.pdf. Pauline Lyttle-Porter reviewed the HOA Governing Documents, including the Architectural Control Manual and the Landscape Control Manual and made a recommendation to the Board Of Managers. Following discussion, the Board unanimously voted to refer future delinquencies, collections or remedies to violations to the attorney for proper new compliances with the new laws. The association rarely manages such issues, but at the time of future need, the HOA Board will formally vote to incur the costs of our HOA attorney.
- Enforcing by-laws:
It is The Board of Managers legal responsibility to enforce the by-laws. In doing so they must treat everyone equally and fairly. At present time, there are small violations throughout the complex that need corrected. The Board of Managers may impose fines if the violations are not corrected. Fines and procedures are outlined in the new HOA laws. To try to solve the violations Pauline will send an informative email to all homeowners/tenants requesting everyone's help and ask all homeowners/tenants to make themselves familiar with the by-laws. The board also voted unanimously to speak individually with homeowners /tenants to resolve the individual violations.

5. Open Discussion: None

6. Adjournment: 4:27p.m.

Approved by the Board of Managers, August 11, 2022

Submitted by: Dena Thompson, Secretary/Treasurer August 11, 2022.