

Continental View Estates Homeowner's Association

Board Meeting Minutes

www.cvehoa.com

March 21, 2023

Board Members in Attendance:

President – Michelle Baker

Vice President – Dan Nichols

Treasurer – John Helton

At Large – Maggie Wilensky (via telephone)

Secretary – JoD Splett

Business:

1. Report from Treasurer, John Helton
 1. Insurance has been paid and the post office box has been renewed for another year.
 2. Registration with the Colorado Secretary of State and tax filing still need to be completed.
 3. The CVEHOA is due for a financial audit in accordance with State of Colorado requirements. However, the Board has not been able to find an auditor willing to do the work.
2. HOA Finances
 1. The Board discussed the proposed 2023 budget.
 2. The HOA has operated at a deficit since 2020, and will again in 2023. The Board recognizes that the HOA can't operate at a deficit every year and that a plan is needed to take care of the financial health of the HOA.
 - i. Reserves
 1. The purpose of the reserves is to cover the cost of any large emergency repairs or other expenses without having a special assessment.
 2. Traditionally, the amount needed in reserve is based on 50 % of the cost of all long-term, high-dollar maintenance items.
 - ii. Dues
 1. The Board proposes calculating the dollar amount of reserves needed and then raising dues over a period of years (possibly three) to achieve the reserve amount.
 2. For 2023, the Board recommends increasing the annual dues by \$60 to \$450. The increase is needed to keep up with inflation and to help cover expenses. The HOA will still operate at a deficit in 2023 even with the \$60 increase.
3. Grounds Maintenance
 1. Emerald ash bore treatments will be needed this year. Tree pruning has already been completed.
 - i. Blue River Tree Company will be asked to complete the ash bore treatments.
 2. Some sections of fence along South Boulder Road will be replaced this year as part of a long-term plan to eventually replace all the fencing.
 - i. An estimate will be obtained and the amount of fencing to be replaced this year will depend on replacement cost. When fencing was replaced in 2021, the cost to replace one section was \$1800.
 - ii. The new sections of fence use metal posts instead of wood posts.
 3. The Board discussed the high cost of watering the grass in the three outlots. Nearly \$11,500 was spent in 2022 just on water utilities.

- i. The HOA will work with LID (the grounds maintenance contractor) to try and decrease the amount of watering.
 1. Last year, Michelle Baker asked LID to cap sprinklers to the west and south of the tennis courts, but it's unclear whether the sprinklers were actually capped. Michelle will follow up with LID regarding this issue. LID will also be asked to reduce the frequency of watering.
 2. Dan Nichols is willing to attend the LID walk-through when sprinklers are turned on for the first time, depending on Dan's work schedule.
 - ii. The Board will make copies of the keys to the sprinkler system control boxes so that the HOA can have more control over watering.
 1. Keys will be provided to two trusted individuals (one person for each control box) who are willing and able to monitor watering and make adjustments if necessary. Dan Nichols has volunteered to monitor the control box near his house, and Michelle Baker has volunteered to serve as a back-up monitor. A monitor for the second box is needed. A note will be posted inside each box to indicate who has a key.
 - iii. The Board asks that any homeowner who observes issues with sprinklers or watering to report it immediately to a Board or Grounds Committee member.
4. The cracks in the tennis courts will be repaired this year. Crack repair in the past has cost \$2150.
 5. The Hays Street Island renovation project will continue. Any dead plants will be replaced and new plants will be added.
 6. The possibility of planting additional trees (native, drought-resistant trees in areas already being watered) in outlots will be discussed at the annual homeowner's meeting.
4. CVEHOA Web Site
 1. A new server is still needed for the HOA web site. A temporary server is currently being used, and we will be notified when that server will no longer be available. We will set up a new server at that time.
 2. The issue regarding the architectural change request forms has been resolved.
 3. Tennis court rules have been added to the web site.
 5. Annual CVEHOA Homeowner's Meeting
 1. The meeting will be held on April 27, 2023 at 7:00 pm at the Louisville Rec Center.
 - i. Michelle Baker will reserve the room.
 - ii. The meeting invitation will be sent via e-mail and a reminder e-mail will also be sent.

JoD Splett - CVEHOA Secretary