

Continental View Estates Homeowner's Association

Board Meeting Minutes

www.cvehoa.com

April 11, 2021

Board Members in Attendance:

President – Michelle Baker

Vice President – Lori Nichols for Dan Nichols

Treasurer – John Helton

At Large – Andrew Berzanskis

Secretary – JoD Splett

Grounds Committee Members in Attendance:

Marianne Martin

Business:

1. Update from Grounds Committee member, Marianne Martin
 - a. The CVEHOA does not currently have a grounds maintenance contract for the 2021 season.
 - i. Bids were requested from several companies. Many landscape maintenance companies have already scheduled work for the summer and are not taking new clients; however, bids from three companies were obtained.
 - ii. One company, LID, provided the most professional and detailed bid.
 - iii. The eight-month contract includes: weekly mowing, two applications of fertilizer, sprinkler maintenance, Hays island maintenance, spring and fall clean-up Mirimichi organic weed control.
 - iv. Marianne Martin will negotiate with LID to reduce costs by reducing the number of mowing occasions, using a more conservative approach to watering, etc.
 - v. The Board decided to accept the LID bid for one year. The Grounds Committee will start soliciting bids in August of 2021 for the 2022 season.
 - b. Since the bid from LID does not include large tree maintenance or ash bore treatment, separate bids will be obtained from LID and the Blue River Tree Company for these items.
 - c. Over the next year, the Grounds Committee will create a “Tree Plan” for the CVEHOA common areas. The plan will address maintenance and replacement of plants and trees. An inventory of trees will also be completed.
 - d. A homeowner has requested permission to plant a tree in CVEHOA common space. The requestor has indicated that the cost of the proposed tree and maintenance would be their responsibility.
 - i. The Board decided that such an arrangement is not in the best interest of all CVEHOA members since the arrangement would not necessarily be carried

forward by subsequent homeowners and future costs of maintaining the tree would be borne by CVEHOA members. The decision to plant trees in common areas will be taken up at the CVEHOA annual meeting and be based on input from all interested CVEHOA members.

- e. The contract for tennis court maintenance (filling cracks and minor resurfacing) has been signed but the date of the maintenance is unknown.
 - f. One stretch of sagging fence needs to be addressed.
2. Report from Treasurer, John Helton
- a. Insurance has been paid, taxes have been filed, and the post office box has been renewed for another year.
 - b. The CVEHOA is due for a financial audit in accordance with State of Colorado requirements.
 - i. Michelle Baker will contact the accountant who previously performed the CVEHOA audit to perform this year's audit. The cost should be around \$225.
 - c. A proposed 2021 budget was briefly discussed.
 - i. No increase in CVEHOA dues is anticipated.
3. Annual CVEHOA Homeowner's Meeting
- a. Michelle will reserve a meeting room at the Louisville Recreation Center for a meeting in late May.
 - b. The meeting notification letter will include some text reminding homeowners to respect their neighbors by maintaining their properties as described in the CVEHOA bylaws.

JoD Splett - CVEHOA Secretary