



Valley Park Association, Inc. Woodstone Community on Dancing Horse Dr. November 3, 2022.
Meeting Minutes

The 34th Valley Park Owners Association, Inc General Annual Members Meeting was held on Thursday, November 3, 2022, at Library 21c. The meeting was called to order at 6:00 p.m. by Evelyn. Present were:

President	Open
Vice President	Sonja Dahmer (2025)
Secretary / Treasurer	Evelyn Adams (2023)
Owners	<p>14 Homes represented:</p> <ol style="list-style-type: none"> 1. Patrick Able (attended via phone), 1006 2. Tim & Evelyn Adams, 1109 3. Biff Baker, 957 4. Baker Living Trust, 1034 5. Mark Barry (present via proxy), 1069 6. Nancy Milliron & Manfred Bulkholder, 1025 7. Jack Cavery, 1147 8. Sonja Dahmer, 1082 9. Daniel Glover, 1039 10. Ray & Barb Hardolson, 1007 11. Garey Matsuyama, 815 12. Christine Newton, 1070 13. Dave Stark, 1115 14. Nathan and Sarah Waite, 937 <p>*14 of 89 homes were represented: 12 in-person, one by proxy, and one via phone. A quorum requires 30 votes.</p>

Call to Order: The meeting was called to order by Evelyn at 6:00 PM.

New Business:

1. Opening:

The meeting opened with a self-introduction by homeowners.

2. RowCal:

Ashley Dring-Hill introduced herself and explained that Z & R Management has been purchased by RowCAL HOA and Property Management Company, committed to robust, interactive, resourceful, and efficient service. Ashley will be the RowCal contact person for the Association. Ashley noted that new RowCal staff had been hired to replace the ones who had left. Ashley stated that this change would aid in serving the Association. Before the meeting, Ashley noted that Hector no longer works for Property Management.

3. 2021 Meeting Minutes:

The minutes from the 2021 Annual Membership meeting were reviewed and approved. Garey recommended that the Board review the services that have been cut and possibly restore some benefits in the future.

4. Valley Park Association Operating Balance Sheet:

Sonja went over the Valley Park Association operating balance sheet, ending September 30, 2022, that RowCal's accounting department created, reminding homeowners that the report was over 30 days old. It was noted that the HOA Board has never received monthly financial statements as required by the Z&R contract. It was also stated that the previous HOA Board did not implement a "check and balance" system, and the current HOA Board, Treasurer, Evelyn, did not have access to any of the Association accounts, as directed by the by-laws. Since August, the Treasurer has been added to the Reserve CD account but not to all the other Association accounts. The new property management has been instructed to add HOA Treasurer to the accounts since August, but this has not happened yet. Further, Sonja disclosed that the new RowCal management verified that Z&R's accounting department was not keeping up with Valley Parks Association (or other) financials and, after months, can finally report accurate financial reports. Garey questioned Z&R or current RowCal accounting accuracy and asked about the audits that are done, and Ashley responded that audits had not been done. Sonja stated that the issue of audits is unfinished business and reported on the proposed 2023 budget. Z & R Management should have disclosed full budget details in 2022 (see previous minutes) but prepared the proposed budget with increased Z&R management fees. HOA approved the draft, and the Homeowners attending the 2022 Association meeting approved the 2023 budget. Sonja noted that the HOA Board did not approve a new contract with Z&R with increased fees. Sonja stated that this contract is invalid as it was not "approved" by all members of the HOA Board. There was a concern among homeowners regarding the absence of an up-to-date financials report from Z & R Management, a.k.a., RowCal, and the high-water bill recommendation was made to save to conserve water and save funds. Sonja stated that she has been in contact with Greener Grass and the City, to explore ways the Association can save water. Homeowners commented on the absence of late fees in the calculation of the 2023 budget. Due to a lack of up-to financials reports, the homeowners questioned if the Association should even consider a no increase in the Assessments (HOA dues).

5. Greener Grass:

Greener Grass services were reviewed and the concern of the lawn mowers running over the sprinkler heads and the charges to replace the same sprinkler heads.

6. Creek Clean Up:

Jack noted that the trash left by the city during the Creek cleanup is becoming a fire hazard. Garey stated that the city needs to finish the Creek cleanup.

7. Cul-de-Sac:

The Board Informed attendees that the city owns cul-de-sacs and that the Association is not responsible for their maintenance, saving money savings for the Association.

8. General Member Meeting Continuation:

Biff Baker recommended a continuation of the General Members Meeting through a virtual platform for November 21st at 6:00 pm. Ashley from RowCal will email a Zoom/Teams invite that HOA Board will create.

9. Board of Directors:

- Biff Baker motioned to approve Patrick Able as a new HOA Board of Directors. The motion was seconded and approved by everyone present.
- Sonja announced her resignation as the Vice President and her willingness to remain a volunteer consultant helping the HOA Board.
- Biff Baker requested Sonja to remain in her position until November 21st Annual Members Continuation Meeting at a virtual meeting at 6:00 PM.

Unfinished Business:

1. Voting on the 2023 Budget (Yes/No)
2. Fee Increase Proposal (i, ii, iii)
 - i. 25 % based on the Denver CPI index
 - ii. 50% based on the CPI increase
 - iii. Halt increase for one year
3. Nominations from the floor
 - a. Voting for New Board Member (s)
4. Reserve Funds - Creekside Fence Assistance (a or b)
 - a. \$250
 - b. \$500
5. Review RowCal Contract
6. Brick tree rings removal and fertilizing the green areas in 2023
7. Adopt a five-year fence painting schedule starting the Fall of 2027
8. Converting the HOA Covenant and By-Laws to a searchable PDF, as well as reviewing the Covenant in 2025
9. Establish an Active Neighborhood Watch Program (Committee driven)
10. Meet and Greet at the Park 2023 Fall chili cookoff/chili competition

Adjournment:

The meeting was adjourned at 7:44 p.m.

Evelyn Adams
Secretary / Treasurer

Sonja Dahmer
Vice-President