

Valley Park HOA Meeting
October 10, 2019 @Z and R Property Management, 6015 Lehman Dr.. CSCO 80918

Minutes

Meeting called to order at 6:10pm

President	Nathan Waite-Absent
Vice President/Secretary	Leisa Jolstad-Present
Treasurer	Bruce Terrell-Absent
Property Manager	Devin Smith-Present

Others Present: 13 properties represented, 10 by proxy. Quorum for 89 units is 30, quorum not met.

Minutes: Minutes from 2018 Annual Membership meeting reviewed. Gary Matsuyama made a motion to approve the minutes as written, Leisa Jolstad seconded. Minutes approved.

Finance Report: Devin put together the budget with board recommended adjustments. Consumer Price Index (CPI) was 2.1% which translates to an increase of \$3.08 raising our HOA dues to \$112.49 a month. Our reserves have risen to \$65,901.93. Our operating fund is currently \$21, 073.93.

New Business: The following questions were asked:

- 1). Homeowner Dennis Quinn brought up an issue with the street lights. Apparently many are missing the glass plates. Devin will look into this and contact the city for replacement.
- 2). Dennis also brought up the issue of inconsistency with back fences facing Woodmen. Some are stained, some not, some stain is old, and some fences are recently stained. The only way for the look to be consistent would be for the fencing to be painted all at one time, which would cost several thousand dollars. In addition, homeowners are responsible for maintaining back fencing and the fences vary greatly in terms of wear. One way to help maintain consistency would be for homeowners to purchase the same paint color. Sherwin Williams (on Garden of the Gods Rd.) has the paint color for the wing fences. It is called, "Valley Park."
- 3). Gary Matsuyama requested that all homeowners be notified as to when all HOA board meetings will be held. Devin has agreed to send an email blast to alert homeowners.
- 4). Gary also raised concerns for the culvert/brook behind the homes on the southside of Dancing Horse. The city has a mitigation schedule and it will be mitigated Summer 2022
- 5). Gary also raised questions regarding helpdesk@dancinghorsesdrive.com and how it works. Devin will email the association regarding the process.

Reminders: To remain in compliance with City Code we have 24 hours after a snowfall to remove snow. The cost of snow removal is high, therefore, we will not have crews out until the snowfall has stopped and at least 2 inches deep.

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Board Positions: Nathan Waite, Bruce Terrell, and Leisa Jolstad all agree to remain on the board for the coming year.

Meeting Adjourned at 7:25pm
Respectfully Submitted by Leisa Jolstad