

Shanahan Ridge Four Homeowners Association

Annual Meeting April 23, 2014

Minutes

Location: George Reynolds Library, 3595 Table Mesa Drive, Boulder, CO 80305

Present: Jim Wyss, Jere and Merilee Eggleston, Andrew Ogden, Robert and Evelyn O'Rourke, Ted and Melanie Russ, Katherine Velasco, John Gress, Howie Schweber, Don Middleton, Bruce Hoffman, Tanya Ariowitsch, Rita Klees, Ed Sacks, Alan Lekan, Don Middleton, Tim and Suzanne Pletcher, Henry Mueller

The meeting began at 7:05 pm

President, John Gress called the meeting to order, welcomed everyone, and introduced the current board members. He also asked attendees to introduce themselves.

Nominations were held for the 2014 HOA Board. Current Board Members volunteering to serve another term include: John Gress, President; Bruce Hoffman, Vice President; Katherine Velasco, Treasurer; Jim Wyss and Andrew Ogden, Directors. All nominations were duly seconded and unanimously approved. Melanie Russ is not serving another term and the position of secretary remains open.

Jere Eggleston reported on the ARC and reminded us that there are preapproved paint and shingle colors. The ARC guidelines and procedures can be found on the SR4 website. Jere reiterated that the ARC exists to help homeowners realize their home-improvement goals while keeping the neighborhood looking nice.

Merilee Eggleston reported on landscaping and advised that the contract with Allpro has been signed for another year. They will mow the common areas, hand-weed the medians, and trim the junipers in the parking islands and common walkways. They will also continue with snow removal on the common walkways.

Howie Schweber gave an update on the EcoPasses. 2014 passes have all been renewed/issued. Should you have any questions or concerns, please contact Howie. He and other volunteers will reach out again in October to start on the 2015 passes.

John provided an overview of the activities and projects completed last year for the HOA, including:

- ongoing landscaping and snow removal
- the spring cleanup held in May 2013
- the creation of quit claim deeds for the Longwood homeowners
- the finalization of the service agreement with Comcast that resulted in a \$2900 credit paid to the HOA
- the registration of the HOA with the Department of Regulatory Agencies as required per new HOA laws
- the registration of the HOA with the Secretary of State per state requirements

Katherine Velasco, Treasurer, gave us an update on our financials.

Highlights include:

- 2014 dues remain the same as last year
- The budgets are in order and expenses are remaining fairly consistent from year-to-year
- Reserves have been built to cover cost of fencing project this year.

John provided an overview of the planned activities and projects for 2014, including:

- Ongoing landscaping with Merilee as the lead
- Continuation of the work in reestablishing SR4's property line in relationship to our Longwood neighbors (this includes the filing of the quit claim deeds that formally registers the land ownership to the Longwood owners and releases SR4 from any liability; and the intent to put in the new fence along our property line this year). A motion was made to replace the split-rail fence on the north side of Outlot A2 with a tension wire fence. The motion carried.
- Continuation of concrete and fence repair
- Establishment of a detailed policy outlining the policy for collecting delinquent dues per the new HOA laws
- Determining how best to collect and distribute homeowner information to only SR4 residents (per the new HOA laws, we are now required to collect in writing permission from every homeowner to share his or her contact information which we have done in the past with the homeowners' list that is distributed roughly twice a year)

The Spring Cleanup Date was set for May 10th at 9:00 am with a rain date of May 17th.

The meeting was open to Community Input and several things were discussed.

There was a question about who pays for fence repairs, and John reminded the group that the HOA will repair and replace any fences that border open space, while fences between neighbors are the responsibility of the homeowners.

Someone asked about what we need to do to get streets repaired, and John reminded the group that homeowners need to call the city to have them come out and assess the damage to determine if it needs to be repaired.

The issue of drainage was brought up and it was asked if we could do a survey of the open space to understand where the water was originally intended to flow. A motion was made to establish a committee to investigate the city's original draining plans and then report to the board. The motion passed unanimously and Tanya Ariowitsch and Suzanne Pletcher agreed to serve on that committee.

Suzanne Pletcher said she would like to bring back the Annual Block Party. It was not held last year due to lack of volunteers, but a group (led by Suzanne & Cindy Worster) agreed to work together to make it happen this year.

A motion was made and seconded to adjourn the meeting. The meeting adjourned at 8:45 p.m.

Melanie Russ
Secretary, Shanahan Ridge Four Homeowners Association