

**Minutes: Shanahan Ridge 4 Annual HOA Meeting
April 3, 2018 – George Reynolds Library**

Presiding officer: Bob Evans
Other officers: Barbara League, Ed Sacks
Bookkeeper: Katherine Velasco

ARC: Jere Eggleston, Henry Mueller
Landscape: Merilee Eggleston
NECO-pass: Don Middleton

Attendance recorded
Handouts: Agenda, Financials

Called to Order: 6:35 PM

Financial Report (Katherine)

Reviewed trial balance 2017 and first quarter 2018.

Ten households (largely rentals) have not yet paid annual dues, (due March 30). Everyone did pay last year's dues.

Budget 2017 and 2018: reviewed in detail. Budget for 2018 is essentially the same as that for 2017. Only increase this year was for website (which is now 20 years old). We want to port this over to a WordPress site. That way, it will be easier for other Board members to edit the website themselves. As of now, Katherine is the only one who can edit the website because it requires knowledge of HTML.

Jere: Do we have directors' and officers' insurance? We had this in the past for a nominal fee. It protects Board members and officers if anyone sues them personally. Katherine: We have general insurance now. Katherine will check about getting directors' and officers' insurance, and cost.

Perhaps should also look into insurance for ARC members.

Discussion whether it's possible to get an interest-bearing account for the HOA. Katherine: we have an interest Savings account only. As a corporation, we cannot get an account at higher interest places like Elevation, or an interest-bearing checking account. Business accounts usually have monthly fees and high minimum balance requirements.

Factors in past and future budgets (not this year, however): More repairs for trees, which are getting older. Landscaping in parking islands is getting old.

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ARC Report (Jere)

Not much new this year.

Pre-approved painting colors and pre-approved shingles are on SR4 website.

All exterior renovations need to come thru ARC, even if the renovation has been done before.

Question about chicken wire for puppy enclosure. Jere: that isn't allowed, but other types of wire mesh are allowed.

Discussion about types of new shingles allowed for older roofs. The original T-lock shingles are no longer allowed by the City of Boulder.

HOA Guidelines re what is allowable for solar were updated in December 2015. These include restrictions on how high they can be on the roof. These guidelines may be limited by state law.

Landscaping Report (Merilee)

All-Pro just started spring cleanup today. They have been asked not to hand-weed the parking islands any longer. Merilee will take care of this herself with a home-made vinegar and salt solution. This will save money, since All-Pro had been charging \$150 every two weeks for this.

\$5100 for landscaping in budget.

Greenbriar median: City has run out of money for curb and gutter work, so City won't do that now. HOA will move forward with re-landscaping of south end despite this.

We already did a large amount of tree-work last year, so not so much this year.

Large areas of mulch are a fire hazard. Need 18" clearance between mulch and anything flammable. Can't use thick beds of mulch. Merilee has a mulch-landscaping handout, as well as links to CSU guidelines re fire-resistant landscaping. HOA will put these on website, or we will send an email about this to all. Homeowners need to consider the proper mulch to use – some types are surprisingly flammable.

Dead trees in people's yards: not a big problem now.

Spring cleanup will take place on May 5 (rain date May 19).

Henry: there's weed growth and vegetation in drainage on SR7 property behind 3605. An HOA Board member should contact them, to inquire further. Jere: A management company manages SR7, so we would need to contact that company.

Jim Wyss offered to assist with fence inspection.

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NECO-pass Report (Don)

Howie Schweber is coordinator for SR4. Thanks go to Marty Hoerling for volunteering for community engagement, Helen Petach for her ongoing contributions, Katherine Velasco for her earlier work, and Howie! Don will continue to serve as Treasurer for SR4 NECO-pass.

We set Thanksgiving as a goal for receipt of all funds, and were able to mostly do this. We were handling SR4 and SR5 as a single unit, but now SR5 is overseeing its own account. 33 out of 58 households from SR4 contributed to the NECO-pass program. We've covered our costs.

Katherine: some people in HOA receive Eco-passes from their work, so they don't participate in this program.

CheddarUp system (households paying via web site) worked very well for 2018, and most households used this capability.

In October, we'll send out notices via HOA email list.

Need to have Marty get his phone number published for the neighborhood.

Neighborhood Party (Bob)

We need to set a date and ask City for a truck. (They will provide chairs, etc.)

Janet Evans will check on city block-party information and will get things started for block party, which may take place in August – date to be determined.

Nominations and Voting for Board

Barbara League resigned from Board. Barbara was thanked and applauded for her service on the Board.

Ed: We need at least 3 Board members; can have as many as 6.

Don Middleton was nominated and seconded.

Elections held via secret ballot for Bob, Ed, and Don. All three were unanimously elected.

The newly-elected Board met by email shortly afterwards and elected the three Board members to the following positions:

President: Bob Evans

Secretary: Ed Sacks

Treasurer: Don Middleton

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New Business

HOA residents don't get enough feedback re what's going on in the neighborhood. Need more newsletters. It seems that 7 houses of 58 in HOA are currently rentals: they need to know what's going on. Perhaps we should have newsletter once a quarter if possible, or perhaps a blog. Bob will look into this.

Do we have short-term rentals in the neighborhood? Bob has checked periodically and so far none are advertised for our neighborhood.

Are co-ops possible in this neighborhood? We should look into this. Should we talk to lawyer about this? Marcy Cameron, who works for the City, offered to look into this: SR4 Guidelines vs. City ordinances.

We should send note to HOA members about city regulations concerning VRBO and AirBnB rentals.

John Bevilacqua suggested replacing street signs at the corner of Greenbriar and Silver Plume Lane. City has its own style of street sign, and won't replace with the style of street sign we now have. To maintain the current style, HOA must replace these signs on its own. John said that Kelly Bevilacqua has offered to work on this. Katherine: we have an account with a sign company, which has helped in the past. Perhaps they can make the street signs.

Meeting adjourned at 7:50 PM.

Respectfully submitted,

Edward S. Sacks, Secretary