

## **Midtown at Foothills Farm HOA Board Meeting**

### **Minutes approved by the board**

#### **Agenda for October 14, 2020 Meeting:**

- Contracts/Records**
- Discuss Common Area/Street ownership and deeds**
- Discuss Snow Plowing for community roads/Landscape contract**
- Violations and fines**
- Homeowner Leases/Short Term Rentals**
- Signage for the community**
- Future landscape lighting**
- HOA Newsletter**
- Discuss Agenda for Annual Meeting November 17, 2020**
- Discuss Midtown at Foothills Farm HOA Group Mailbox**
- Conference Call with Officer Chris Ausec of the CSPD-- Pros and Cons on Gates/Fences**

#### **Meeting minutes:**

**Date:** October 14, 2020

**Location:** 1335 Sunshine Valley Way

**Come to order** --Lynn Baldwin (Secretary) 6:00 pm

**Present at meeting:** Dino Verones (President), Carmen Thornburgh (Vice President), Lynn Baldwin (Secretary), Kevin Schoewe (Treasurer)

**Purpose of meeting:** Discuss ALL ACTION ITEMS from previous meeting minutes and new business agenda

**NOTE: It was agreed that ALL communications between the board whether through email, text, or phone calls MUST be addressed and responded to. Should we need approval from Board Members for future homeowner letters/concerns, newsletters please place in SUBJECT Line of Email---Need Approval.**

**Action Item 1: ALL current and pending vendor contracts including Z&R Management to be made available immediately to the board--- records/contracts requested is marked up to date with COMPLETE or PENDING status.**

**Records requested:**

- **Current and pending contracts of vendors including Z&R Management-----COMPLETE**
- **Update HOA Website to reflect current meeting minutes, financial documents, etc-----COMPLETE**
- **Insurance policies-----COMPLETE**
- **Financial statements and annual audits-----COMPLETE**
- **Deeds of common area---PENDING**
- **Bank/Investment contracts-----COMPLETE**
- **Leases and agreements of Rental Homes-----PENDING**

**Action Item 2: Records/Deeds of Common Areas and Streets----- records/deeds were distributed to all board members via email. Each record was notarized and a signature is required from the board. Before signing any of these records the board agreed to the following:**

**A) LA PLATA LLC tract must be addressed and resolved-----BOARD MET WITH DOUG QUIMBY ON 9/18/20 WHO ADVISED TRACT C WAS SOLD TO CLASSIC BACK IN 2018**

**B) LA PLATA LLC tract C to be discussed with Jerry Richardson of Classic at 10/1/20 Meeting-----BOARD MET WITH JERRY RICHARDSON FROM CLASSIC ON 10/1/20 WHO AGREED THAT TRACT C BELONGED TO THE HOA**

**C) All defects must be addressed and be completed to the board's satisfaction-----BOARD MET WITH JERRY RICHARDSON FROM CLASSIC ON 10/1/20. CLASSIC AGREED TO REPAIR SPECIFIC DEFECTS-----SEE JERRY RICHARDSON EMAIL FROM 10/8/20**

**D) During the meeting with Jerry Richardson he advised all common areas within the outer perimeter on New Life and Federal up to retention area belong to the HOA**

**\*UPDATE AS OF 10/13/20\* -- ALL COMMON AREAS ON NEW LIFE AND FEDERAL ARE DEEDED TO THE ALLISON VALLEY METRO DISTRICT. EMAILS WERE SENT TO BOTH DOUG QUIMBY, JERRY RICHARDSON. DINO AND LYNN CONTACTED DARREN BURNS (OWNER OF Z&R) ON 10/14/20 TO DISCUSS THE URGENCY IN RESOLVING THIS ISSUE. DARREN BURNS REASSURED THAT JERRY HUSCHER OUR NEW PROPERTY MGR WOULD ADDRESS AND FOLLOW UP WITH ALL PARTIES INVOLVED IN HOPES TO RESOLVE THIS MATTER. JERRY H. CONTACTING THE CITY OF COLORADO SPRINGS AS WELL TO DETERMINE OWNERS OF THOSE COMMON AREAS.**

**Action Item 3: Landscape Contract/Snowplowing-----Dino Verones, Carmen Thornburg, Lynn Baldwin met with Anthony from Greener Grass on**

**9/14/20** to clarify our contract. It was noted that page 5 of the contract was missing. Anthony forwarded the entire contract to the board for review.

**\*UPDATE AS OF 10/14/20\* ---DINO SENT MODIFICATIONS ON THE GREENER GRASS CONTRACT OVER TO ANTHONY AS CONCERNS ON A FEW OF THE SERVICES AND OR STATEMENTS WITHIN THE CONTRACT ARE IN QUESTION BY THE BOARD\***

**\*ADDITIONAL CONCERN--LYNN MET WITH ANTHONY ON 10/6/20 TO DISCUSS WEEDS NOTED BY THE BOARD THAT HAVE BEEN UNATTENDED TO WITHIN BUSHES/PLANTS IN COMMON ROCK BED AREAS. ANTHONY ADVISED HIS TEAM WILL NOT PULL THESE WEEDS AS THIS WOULD REQUIRE PULLING THE ENTIRE BUSH OR PLANT OUT AND ULTIMATELY DAMAGE THE ROOTS.**

**10/10/20 THE BOARD DISCUSSED THIS AND ARE NOT SATISFIED. OUR COMMUNITY CLEANUP ON 10/10/20 WAS ABLE TO ADDRESS THOSE VERY SAME BUSHES/PLANTS AND REMOVED WEEDS W/OUT DAMAGE.**

**Action Item 4: Violations and Fines**----Jerry H. walked the community the week of October 5, 2020, to compile a list of homeowner violations for weeds. Letters will be distributed to individual homeowners for compliance. In addition, a letter was composed by the board of directors and to sent out to all homeowners on 10/09/20 regarding dog urine sod damage and children throwing rocks within the community. Homeowners have been made aware that violation/fine letters would be distributed if these issues continue.

**Action Item 5: Homeowner Leases/Short Term Rentals**----Jerry H sent out a lease addendum letter on 10/09/20 out to homeowners and gave a 10 day period to comply with this request. It was noted based on Z&R Property

Mgt records that only (2) homeowners have provided the HOA with their lease agreement. This is out of (13) homes that are considered to be rental units within our community. The homeowners who have rented out their homes need to follow our governing documents which state --- **Section 5.29 (j) All owners who reside at a place other than the Dwelling Unit shall provide to the Association an address and phone number(s) where the Owner can be reached in case of emergency or other Association business. It is the sole responsibility of the Owner to keep this information current. The lease addendum will also need to be forwarded with the lease.**

-Short-term rentals need further discussion(s) by the board of directors.

**Action Item 6: Signage in the Community**---the board received the Private Property signage that was ordered. (4) signs will be installed by Dino within the open common area replacing old signs. (4) Additional signs have been ordered as of 10/14/20 to be placed on the outer perimeter. Awaiting quotes.

**Action Item 7: Future Landscape Lighting Entrance/Exit and Common Areas**----the board agreed to find quotes/bids from contractors on landscaping lighting specifically where common areas are not well lit. Carmen will look into this as noted at our 10/14/20 meeting.

**Action Item 8: Community Newsletter**----Carmen is in progress with the newsletter and will expand to include more information regarding projects in progress/completed, along with tips on safety (crime prevention), future events, dates of meetings, etc. It was noted that members of the community are interested in assisting with this newsletter.

**Action Item 9: Agenda for Annual Meeting on November 17, 2020, at 7:00 pm** ----Kevin, will contact Jerry H to work on the 2021 budget. Dino

will run the meeting and provide the President's Report, Include zoom/conference call from Officer Chris Ausec (CSPD) to discuss Gates/Fences in our community, Goals, Financials, and then open up to comments and questions from members of the HOA.

-Lynn to compile a list of all accomplishments thus far which is considered as the HOA Goals.

-Kevin will create a survey for Gates/Fences once we tally all homeowners at the annual meeting on what is most important to them within our community. 1) Fencing/Gates for Security, 2) Lighting, 3) Landscaping, etc.

**Action Item 10: Midtown at Foothills Farm Group Mailbox**----Lynn created a Gmail group mailbox given access to ONLY board members. All records/conversations are being stored within this central source to resolve personal email confusion.

**Action Item 11: Conference Call with Officer Chris Ausec (Pros/Cons of Gates/Fencing & Other Options)** Chris will call into our Annual Meeting on November 17, 2020, to discuss what was shared with the board. He is open to questions from members of the community.

**Meeting Adjourned at 8:29 pm**