

Minutes

October Executive Board (Board of Directors) Meeting Mission Viejo Homeowners' Association, Inc.

The executive board meeting held at Holy Love Lutheran Church,
4210 South Chambers Road
Aurora, CO 80014
October 19, 2010
6:30 PM – 8:30 PM

Guests: Alec Rosenfeld, Yvonne Costin, Barb Wahl, Dick and Dee Claus, Ethel Joslin, S. Petersen, Hugh and Palma Tedeselr(?)

- 1) Meeting called to order at: 6:36, Board members present: Ron Costa, Alan Engels, Todd McMahon, Troy Haller, Elaine Lay, Jeremiah Banigan
- 2) Open Members' Forum (15 minutes) (if requested) – Barb Wahl from Willow Wood area gave a card to say thank you for the efforts of the board for working on getting the Library back open. Update on the playground: there is a sculpture that will be planets that goes through the park. They think it will be completed by mid-November. There will be at least one large shelter area that hasn't been completed yet. Check the HOA website – Todd made changes and we are posting updates on the library.
- 3) Approval of Minutes – Alan moved to accept motions as presented, Todd seconded. Changed item 7 g to read "Todd moved to do imitation formed concrete pillar, similar to slump block as done at Quincy and S. Nucla Street as an acceptable alternative when slump block is not available." Changed wording in 6 a to be "Todd amended the motion to add \$100 to cover food and refreshments, the whole amount up to \$1400, Alan seconded." Todd amended motion with changes, Jeremiah seconded, all approved.
- 4) Review of Financial Matters – Bank statement – shows the check for the school finally cleared. There are 2 expenses that the board approved on September 20 – they are food expenses for the executive meeting with our attorney. The expense was approved unanimously via e-mail. The Lowes and Home Depot expenses are related to the Barcelona wall fix up. Ending balance is \$9,344.47. October has \$85 expense for the covenant violation letter – less than what was approved last month. New QuickBooks was ordered because 2011 version came out October 1st, so we have a year of support. Picked up today, installed, read the corrupted file. Alan has about 6 months worth of data to input. Will be generating QuickBooks reports next month. The only expense left from the fall cleanup is the road closure for \$298.32. Jeremiah moved to accept the financials as presented. Ron seconded. All in favor.
- 5) Committee Reports (Welcome, others)
 - a) Welcome committee: have maps for 10 houses. Need treats for this Saturday. Will have some expenses for copying for the welcome bags. May need more business flyers. Jeremiah said his wife is able to help with treats for the Welcome Committee.
 - b) Landscape committee: have Elaine and Shelby Lay, Sharon Sunstrom, Dee Klaus, Jerry and Lois Kiefer, Tom Evans, Butch Miller, and maybe Dave Raemer. Will meet this Saturday at 9:30 at Elaine's house. Will meet in November, December. Topics: clean-ups for next year; company for help; weed control inside and outside; tree trimming; snow removal on inner circle. Perhaps get bids or find volunteers to take care of snow removal. Same for other topics, so we get an idea for what things cost. Hopefully by December, have a prioritized list and estimated budget amount. Elaine moves for \$90 for the next 3 meetings for food. Trish seconds. All approved.
- 6) Unfinished Business
 - a) Clean-Up Hampden/Chambers Report – Information – good weather, 37 volunteers, 6 were kids, 10 stayed all day. Did more on Chambers than expected. Put Lois Kiefer in charge of Chambers because Elaine needed to be on Hampden. Lois went out Friday and trimmed trees and bushes and really took care of it. Took down 2 dead trees and mulch is covering all dirt. Filled a whole dumpster/roll-off. Street close-off on Hampden didn't happen until 9:00. Quit pulling out bushes with bobcat at 12:30 and focused on just getting all the trash/dead branches by 4:00. It cost \$46.45 to dump an extra truck of trash. Bob Broom was not able to help that day, so Elaine had to get food. Troy moved to pay the \$46.45 bill for the extra truck to go to the dump, Jeremiah seconded. All approved.

- b) Covenant Violations Update – Information – question: yard has privacy fence posts up, but no fence – would be a city code violation. Explained the process to the audience. The property on Naples – our Lawyer sent official covenant violation letter to the resident. We need to watch the mail for a response within 30 days. If not, we need to decide to take them to small claims court or county court. Small claims court is usually for no attorneys unless the defendant has one, so a board member would have to attend any hearings if we take the owner to court. Will need to address this at the next meeting. We also sent a letter from the board to a couple of other properties that have covenant violations; they still haven't been taken care of the problems.
- c) Library Mediation and Recent City Proposal Actions – Information – we were suppose to have a mediation session Oct. 4th. The Friday before the mediator had a case that would extend into Monday. The following day, the Aurora City Counsel had a budgetary meeting and allocated funds to reopen the library. We think it is a positive move, but none of it was discussed with us. It was done outside the realm of our litigation. We need guarantees on how long the library will be open, how many books, and reparations to the community for the closure of one year.

7) New Business

- a) Slump Block Purchase – Motion and Approval – Bid from Orco Block Company out of California that originally supplied block to the Mission Viejo Company. They supply the current city of Mission Viejo, California. We would like to have a source for this block to help residents repair walls. Todd moved to buy 750 blocks from Orco for \$3867. Jeremiah seconded. Elaine is concerned whether or not 150 cap bricks are enough. Todd mentioned you have to pay for in advance your block. Jeremiah wants to know how many bricks to build a column? Approximately 56 blocks and 4 caps to build a column. Alan mentioned that the current price we are charging is \$1.50 per unit. If we order 750 blocks and 150 caps, then it would be \$4.11 per unit. However, we should subsidize the cost of the block. In 2011 charge \$3.00, next year charge \$3.25, etc., increasing over time. Depending on where we start the price, we end up subsidizing some of the cost. We want to ask the city to make sure home owners prove they have damage before allowing them to purchase the block. Could we get Seville Townhomes to split costs? Alan amended the motion to allow home owners to purchase at a reduced rate based on how much the insurance company pays. Alan also amends the amount to 900 slump block and 200 slump cap (not por-cap), maximum \$4300.00. Todd seconded. All approved.
- b) Annual Meeting Preparations Budget, Holiday Events – Information
 - i) Annual Meeting – Todd will get insurance and reserve the Elementary school.
 - ii) Hayride – information – Elaine - Meadowood is having their hayride is having theirs Sunday Dec. 12. They are asking for \$45 for hay bales. Last year we gave \$50 as a token of appreciation of the hay ride to Dave Rusard. Event needs \$95 total. Want to coordinate with Holy Love as our base of operations. Had 90 people last year – did 3 rides each 45 minutes. Alan likes the idea of doing a Friday Night and Saturday Night. Once Saturday fills up, then add Friday. Elaine says it would be too much work to do 2 nights. Elaine moves for \$150 a Christmas hayride tentatively schedule for December 11th. Trish seconded. Advertise it in November & December newsletters. All approve. If anyone has any suggestions of specific homes that would be a must see on the hayride, they can submit the suggestion on the website, and we may adjust the hayride route to see them.
 - iii) Todd suggests if someone might want to organize a holiday lights contest or anything like that, it would be great.
 - iv) Need to have a spring celebration of the new park.
- c) Web Updates – Information – we get about 600 unique hits on our website. Probably 50% are robo hits. We now have facebook and twitter feeds.

8) City of Aurora Project Plan Reviews – none.

- 9) Announcements/End of Regular Meeting - Tomorrow night there is a neighborhood roundtable at 6:30 or 7:00. They serve a light dinner (usually pizza). It's about HOA law, and mostly mandatory associations. Jeremiah said he will go. This Friday the school is having a jack-o-lantern contest. Todd is a judge. Need articles for newsletters within next two days. Walgreens hit groundwater and had to get permits. The Jumpstreet deal fell through. Walgreens owns the old Grocery Warehouse, so it is up to them what goes in there.

10) Meeting adjourned at 8:37pm.

11) Executive Session