

**ESPERANZA HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MONDAY, OCTOBER 29, 2018
DANIEL'S GATE CLUBHOUSE
CASTLE PINES, CO 80108**

- I. ESTABLISH A QUORUM** Meeting was called to order at 4:00p.m. The following Directors were present for quorum

Lisa Kane, President
Kevin Warnke, Vice President

Adrienne Johnson, Secretary/Treasurer

There were no homeowners in attendance. Molly Ryan with Metro Property Management was also present

- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**

Board Announcements – There were no announcements.

Board approves the agenda – On a motion duly made and seconded, it was unanimously resolved to approve the agenda as amended by Director Kane

Board members disclose any conflicts of interest – Director Johnson disclosed a conflict of interest on the Design Review Request for property address 12673 Esperanza Court. There were no other conflicts of interest among the members of the Board.

SPECIAL GUEST: None Scheduled

- III. HOMEOWNER FORUM** – There were no homeowners in attendance.

ARC Committee – This committee is comprised of Board Members.
There were no new requests.

- IV. HOMEOWNER CORRESPONDENCE –**

Homeowner Hearings- None scheduled

Board members review correspondence from the community – The Board reviewed the correspondence from the community. Management was instructed to schedule a mediation between two neighbors.

- V. MINUTES –July 14, 2018** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 14, 2018.

- VI. FINANCIAL STATEMENTS: July - Sept 2018** – The Board and management carefully reviewed the financials. On a motion duly made and seconded, it was unanimously resolved to approve the financials subject to final audit.

- VII. ITEMS TO RATIFY**

12673 Esperanza Court – Replace windows at front entryway. On a motion duly made and seconded, it was unanimously resolved to ratify the approval of this request.

- VIII. UNFINISHED BUSINESS**

Manager's Report – Management supplied the Board with a written report of completed actions since July. There were no unanswered questions.

Leak at Daniels Gate – A leak between the monument island curb and gutter and the asphalt at the Daniels Gate entry has been observed. The Association has had the water tested by an engineer. The results are the water is treated. The Association does not own any irrigation so the Metro District will be consulted.

Trail Head Landscape – Director Kane and Director Johnson attended the Metro District meetings to request their approval of some landscape enhancements to the trail heads. The Metro District asked for a

landscape design before they approve the request which will cost the Association money. Esperanza is trying to accomplish this modification with minimal expense. The Board has been informed of some personnel changes with the Castle Pines North Metro District so the Board instructed management to reach out to the Castle Pines North Metro District Board President to discern if the landscape plan will still be necessary.

IX. NEW BUSINESS

Holiday Lighting Contract – The Board was reminded the Association is contracted for Holiday lighting.

Snow Removal Proposals – On a motion duly made and seconded, it was unanimously resolved to approve the contract with Landtech for the 2018-2019 snow season. The Board asked where the community would be on the schedule of priorities. Management will inquire.

Rep for DGRA – Esperanza HOA has a homeowner representative on the Daniel's Gate Recreation District Board. The current Rep, Dave Mika has decided to not return for another term. The terms are annual. The community was asked via email if there was any interest, and nobody volunteered. Lisa Kane, Board President, has volunteered to stand in for the community.

2019 Budget – The Board and management carefully reviewed the 2019 budget proposal. At this time, there seems to be no need to propose adopt a dues increase. A couple line items were changed but had no impact on the income required. On a motion duly made and seconded, it was unanimously resolved to approve the 2019 budget as amended.

2018 Annual Meeting and Board Terms – Management reported Lisa and Kevin are up for election. Lisa volunteered to stand for re-election. Kevin does not anticipate running for re-election. Notices will be mailed to the community in the next few weeks.

Schedule Next Board Meeting Date – The Board agreed the Annual Meeting of the Membership will be held on Monday, November 19, 2018 at 6:00 p.m.

Other – There were no other items brought before the Board.

Dog Inquiry – A resident of the community asked if the Association has covenant language regarding barking dogs. Management responded the Association can enforce dog barking with proper documentation.

X. ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 6:19p.m.

XI. EXECUTIVE SESSION There was no executive session

Respectfully Submitted by Molly Ryan: