

**ESPERANZA HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
MONDAY, APRIL 30, 2018  
DANIEL'S GATE CLUBHOUSE  
CASTLE PINES, CO 80108**

**I. ESTABLISH A QUORUM** Meeting was called to order at 5:03p.m. The following Directors were present for quorum

Lisa Kane, President  
Kevin Warnke, TBD

Adrienne Johnson, TBD

Five homeowners were in attendance. Molly Ryan with Metro Property Management was also present

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

**Board Announcements** – Two new Board members have been appointed since the last meeting. Kevin Warnke and Adrienne Johnson were welcomed to the Board.

**Board approves the agenda** – On a motion duly made and seconded, it was unanimously resolved to approve the agenda

**Board members disclose any conflicts of interest** – There were no conflicts of interest among the members of the Board.

**SPECIAL GUEST: None Scheduled**

**III. HOMEOWNER FORUM** - The Homeowners mentioned the following items: A water leak has been observed near property address 6599. The leak is deteriorating the asphalt. Homeowners request the source is identified and repaired if possible. There is unfinished landscape at the trail head entrances which is inconsistent with the rest of the Metro District area. There are unfinished trails through the Metro District. There are trees encroaching on 6599. The curb is deteriorating near the Monarch gate. The perimeter fence is in need of fresh stain. The Board will prioritize these concerns. Homeowner were invited to attend the Metro District meeting. A distribution email will be sent with the date, time and location of the Metro District meeting. On a motion duly made and seconded, the homeowner forum was closed.

**IV. COMMITTEE REPORTS**

**Landscape Committee** – There is no landscape committee; however, the Board would like to contract for landscape maintenance with another company this year. Management will obtain some proposals.

**ARC Committee**

**6555 Esperanza Dr – Replace light fixtures.** On a motion duly made and seconded, it was unanimously resolved to ratify the approval of this request.

**6600 Esperanza Dr – Repair concrete patio and replace deck.** On a motion duly made and seconded, it was unanimously resolved to ratify the approval of this request.

**6701 Esperanza Dr – New Paint Scheme.** The Board requested paint chips and instructed the homeowner to paint the colors on a large cardboard so they may be viewed by the Board prior to approval.

**V. HOMEOWNER CORRESPONDENCE –**

**Homeowner Hearings-** None scheduled

**Board members review correspondence from the community** – The Board reviewed the correspondence from the community.

- VI. **MINUTES –March 30, 2018** – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from March 30, 2018.
- VII. **FINANCIAL STATEMENTS: March 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.

VIII. **ITEMS TO RATIFY**

Board Member Appointments – On a motion duly made and seconded, it was unanimously resolved to ratify the appointment of Kevin Warnke and Adrienne Johnson. Director Warnke will be the Vice President. Director Johnson will be the Secretary/Treasurer.

IX. **UNFINISHED BUSINESS**

**Manager’s Report** – Management supplied the Board with a written report of completed actions since April 1. There were no unanswered questions.

**New Asphalt Proposal** – On a motion duly made and seconded, it was unanimously resolved to approve the contract from Brown Brothers to crack seal the street for \$1,784.00

X. **NEW BUSINESS**

**Signature Cards** – Signature Cards were completed.

**Open Items/Project list** – The open project list is as follows:

- Assess and Repair leak at 6599 Esperanza Dr
- Obtain proposals to stain perimeter fence for consistency. Change color of opaque stain.
- Revisit enhancements to trail heads
- Assess curb and gutter near Monarch gate for possible replacement
- Obtain landscape contract proposals
- Investigate the process by which it was determined the perimeter fence became the responsibility of the homeowners
- Request the Metro District finish the trail and landscaping on the wing at the Esperanza entrance
- Review Rules and Regulations for potential changes

**Board Member Orientation** – The Board members scheduled a Board Orientation in the management office on Tuesday, July 3, 2018 at 10:00a.m.

**Review Covenant Enforcement process and active violations** – The Board agreed there are no open, active violations for which follow up is needed. Director Kane will review the Rules and Regulations and make recommendations to the Board for changes. Management will be in the community every two weeks to inspect for covenant violations.

**Schedule Next Board Meeting Date** – Monday, July 16, 2018 at 5:00 p.m.

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

- XI. **ADJOURNMENT** – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 6:57p.m.

XII. **EXECUTIVE SESSION** There was no executive session

Respectfully Submitted by Molly Ryan:

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