

North End Townhome HOA

Meeting Minutes—November 5, 2020

Call to order

Bob Kudola called to order the regular meeting of the North End Townhome HOA via Zoom (due to coronavirus) 6:05 pm.

Roll call and quorum

Bob Kudola, President

Sandy Neville, Vice President

Shannon Plumb, Secretary/Treasurer

Dan Anderson, Metro Property Management, HOA Community Manager

Quorum established

Homeowners present: Hilary Skellon 2146B, Dave and Sandy Waller 2270A, Tom Neville 2110D, Nathan Hirsch 2235B, Amy Aldredge 2226B

I. Approval of the agenda, Disclosure of conflicts of interest

Agenda approved. No conflicts of interest

II. Special Guests

None

III. Minutes—July 23, 2020

Approved

IV. Financials—July, August, September 2020

Approved pending audit

V. Homeowner Forum

- A. Snow plowing is a concern in Block 8. Snow is being plowed onto bushes and rocks are being moved by the plows. Snow stakes have been installed. Dan has discussed this with Tom at Metco.

- B. Dave Waller would like a list of projects that are scheduled for 2021. Dan to send out.
- C. Dave Waller would like to have heat tape placed in his downspout. Dan to put Dave in touch with Warner concepts.
- D. Hilary Skellon, #2146B is concerned about snow being plowed up against the grate and on top of her sump outlet, keeping the sump pump from draining. Metco has been told not to pile snow there and Dan will remind Tom at Metco. She is also concerned about a tree that appears to be dying on the north side of her home. She is willing to pay to have a new tree planted.
- E. Nathan Hirsch #2235B spoke up about concerns with the cost of the HOA dues. He has looked at other HOAs in the area and the NE Townhome HOA seem very high. A lengthy discussion ensued. The board assured homeowners that the budget is reviewed in depth and keeping costs low is a high priority. We encourage homeowners to pass along to the board any cost saving ideas.

VI. Vendor Report

none

VII. Social Committee

- A. No activity for now due to coronavirus.

VIII. Items for Ratification

- A. Farmers Insurance Renewal 11/1/2020—28% increase
- B. Metco 20/21 Snow Removal Agreement—increase trigger point from 2” to 3”
- C. Schrock Construction New Replacement Windows Agreement--#2226A
- D. Trim with Kinney Replacement Window Sills Agreement--#2226A, #2270C, #2255B
- E. Front Range Asphalt Infrared Patching Agreement—property wide
- F. Downspout Extension Project #2270B—Approved—Vendor TBD
- G. Warner Concepts, LLC—Gutter Heat Tape Test Project Agreement--#2270B
- H. Metco Removal of Junipers Agreement--#2260 alley
- I. Prop Maintenance Deck and Fence Post Project Agreement #2172A
- J. Adopt 2021 Annual Budget—no increase for 2021

IX. Manager's Report

- A. Three homes have sold.

X. Unfinished Business

- A. Misc. 2020 Fall Projects

X. New Business

- A. North End Master Homeowner Transition Complete—Oct. 1, 2020—no assessment increase in 2021
- B. Political Signage—The Master Assoc. will be sending out new guidelines on political signage. Recently there was vandalism to a home in Block 8 related to the 2020 presidential election.
- C. Annual Meeting (Zoom)—November 23, 2020 at 6:30pm

XI. Adjournment

Bob Kudola adjourned the meeting at 7:21 pm

Minutes submitted by: Sandy Neville