

Doubletree HOA Board of Directors Meeting
Thursday, June 19, 2025
Aletha Zens residence

The Board of Directors of the Doubletree Homeowners Association met for their quarterly meeting on Thursday, June 19, 2025. Members in attendance were Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. President Alison Ruger was absent due to family in town from Florida. Delaney Van Vracken was also in attendance, as was property manager Jen Wyman. With a quorum established, Vice President Adams called the meeting to order at 5:30 pm.

Aletha made a motion to approve the agenda, with a second from Patt. The agenda was approved. Minutes from the June 19 meeting were reviewed. Aletha made a motion to approve the minutes without exception, with a second from Markka. The minutes were approved.

COMMITTEE REPORTS

Patt presented the proposal for spring maintenance for our trees, including feeding and fertilizing, deep-root watering, and treatment for pine beetles. The Board approved, and she will contact Nick with a Touch Of Class to schedule.

HOMEOWNER CORRESPONDENCE

Jen from MPM reported that Mike DeBell is still having leaking issues in his window well at his property located at 2669 Jen has already contacted Fred Lee with Strand Construction, the contractor who did the work, to have him help determine next steps. We will need to determine a new course of action, as Strand Construction performed the work according to the assessment by American Leak Detection.

MANAGER'S REPORT

Patt contacted Luis Ramos from Go Direct and had him send the videos from his sewer assessment at 2623/Adams, 2659/Calhoun and 2683/Stepsay. However, the videos did not come with any commentary or recommendations as to next steps. Patt will contact him again, and request that Go Direct come back to the property and re-record the sewers. We will ask them to provide their recommendations as to how to fix the problems.

We have a court date in August for our civil case against the driver who hit our retaining wall before striking the fire hydrant and electrical box adjoining our property on S. Yale Ave. Jen from MPM did speak with the defendant, who claimed that his car had been stolen and that he is not responsible for the damages. However, the records do indicate that there were witnesses of someone fitting the truck owner's description leaving the property shortly after the accident. We will see how this plays out in court. We are looking for reimbursement of our costs to fix the retaining wall. This work was previously performed by Strand.

Aletha will contact Mark Cullen and Arthur Brown to get the information on their renters, located at 2621 and 2667, respectively.

FINANCIAL REPORT

Jen and Aletha presented the financial report. Aletha stated that we are on budget. With a motion from Patt and a second from Markka, the financial report was unanimously approved.

UNFINISHED BUSINESS

Jen presented an agreement for legal services from Winzeberg, Leff, Purvis & Payne. They presented a quote to prepare an amendment to our Declaration of Covenants which would require each individual homeowner to secure their own insurance coverage for their individual home structure. As previously stated, the rising insurance rates in the state of Colorado have prompted this move by many condo/townhome communities, and HOA attorneys have been proposing this change for several years.

After discussion, prior to accepting the legal proposal and proceeding with the creation of the amendment, the Board decided to engage with individual homeowners. The intent would be to inform them of this proposed change, advising them of the benefits of each homeowner holding their own insurance on their structure. Delaney Van Vracken expressed her thoughts from a homeowner's point of view, mainly concern that some homeowners would not obtain the required individual insurance policy, creating a problem should a disaster require the filing of a claim. The Board acknowledged this concern and will work with the attorney and the management company to require homeowners submit proof of insurance. She also wondered if there would be any decrease in the monthly dues to offset the cost for each homeowner to carry their own insurance. The Board agreed there would be a reduction in dues, although not commensurate with each individual's insurance premium, due to the need to keep our reserve account properly funded. As a first step, each of the board members will contact their own insurance companies and get a quote for the premium for additional coverage for their structure.

NEW BUSINESS

A motion was called for to ratify the proposal from Asphalt Coatings to seal the parking lot and the proposal from Strand for repairing the retaining wall in front of 13161 E. Yale Ave. Patt made the motion to ratify, with a second from Markka. The proposals were ratified.

Jen presented a proposal from A Touch Of Class Tree Service regarding the pine tree behind Dodd/2655 and Adams/ 2657. Several suggestions were made by the tree service, and the Board chose to go with the option of thinning out the tree to give it a lower profile for the wind. In an effort to save the tree, the Board agreed to go with this option first, rather than removing the tree. Patt will discuss with a Touch of Class when she speaks to them about the spring/summer treatment on the trees.

The next Board meeting is scheduled for September 18, 2025, at 5:30 pm

There being no further business, Markka made a motion to adjourn with a second from Patt. The meeting was adjourned at 6:18 pm.