

North End Townhome Board Meeting

Wednesday, August 7, 2024

Virtual Zoom Meeting

Present:

Sandy Neville, President, 2110 D

Keenan Haga, Vice President, 2260 D

Sandy Waller, Secretary/Treasurer, 2270 A

Julie Merrick, 2250 B Hecla

Paul Teven, 2172 B

Larissa and Dan Kusel, 2270 E

Dan Anderson, HOA Manager, Metro Property Management

- I. Meeting Called to Order at 6:32 PM
- II. Quorum Established – all directors present
- III. No Special Guests
- IV. Approval of Agenda; Disclosure of Conflicts of Interest
 - a. Agenda approved
 - b. No conflicts of interest
- V. Approval of April 3, 2024 minutes
- VI. Approval of Financials for March, April, May, June 2024 Pending Final Audit
- VII. No Design Review Requests to Approve
- VIII. Ratified Previously Approved On-Going Business Items
 - a. Install Exterior Bird Mesh (2) Locations, Out Right Wildlife Solutions
 - b. Hire Paint Consultant, Heidi Crutchley
 - c. Front Range Asphalt and Concrete Proposal
 - d. Insurance Deductible Resolution, Moeller Graf Law Proposal

- IX. Dan Anderson presented the Property Manager's Report
 - a. He prepared the financial statements
 - b. He reviewed payables and invoices
 - c. He attended several property walkthroughs with homeowners and vendors to discuss issues and obtain quotes for projects
 - d. He worked to identify possible insurance carriers to potentially reduce HOA insurance costs. We should expect a 20 to 25% rate increase upon renewal of our policy on November 1, 2024.

- X. On-Going Business
 - a. Discussed Rescheduling Social Event - Will be rescheduled for early September
 - b. Discussed Covenant Enforcement – Sandy Neville indicated that the painting project showed that there is some confusion over what can and cannot be attached to the exterior of the units. An easy-to-understand fact sheet will be prepared and distributed to homeowners
 - c. Discussed 2250 B New Drainage Project
 - i. Dan indicated that we have exhausted all avenues regarding project (city, open space, contractors)
 - ii. Dan will prepare a summary to present to Julie and Michael
 - d. Discussed Alex and Sons Landscaping Service Levels
 - i. No one is happy with the work
 - ii. Dan provided a copy of the contract showing the 30-day termination clause
 - iii. We discussed terminating after fall cleanup and before snow
 - e. Tree Trimming Project – updating bids and scope
 - f. Sandy Neville updated the community on the Special Assessment collections. We have collected all but \$10,944 of the \$189,000 assessment.
 - g. Sandy Waller presented a report on Executive Coatings Paint Project
 - i. On balance there have been very positive remarks on the project. The new paint dramatically improves the street presence of the duplexes
 - ii. Some homeowners questioned (and didn't like) parts of their paint job. However, changes based on individual preferences

would open the entire project to individual requests, no changes will be made to the consultant's recommendations. The Board hired an outside consultant for this reason.

- iii. ECC did a very professional job, their staff was a pleasure to work with
 - 1. Sandy Neville stated that she is pleased that ECC does not cover up issues but rather points them out for repair
- h. Sandy Waller updated the schedule for the Privacy Wall Project
 - i. Bids out Aug 7, contractor walk-through Aug 21, bids Sep 6, anticipated start of project mid to late September
 - ii. Project scope
 - 1. Fireplaces will be separated from the privacy walls
 - 2. Four of the seven fireplaces will be removed, three will be retained
 - 3. Privacy walls will be rebuilt with a steel frame that is attached to the foundation
 - i. Sandy Neville indicated that once the project is finished new landscaping will be done using drought tolerant plants in the courtyards. She said that the landscaping may not occur until next spring.

XI. Homeowner's Forum

- a. Paul Tevan (2172 B)
 - i. Shared that he believes that the new paint job is awesome, that the Social is a good idea and that he too felt that the landscaper is not good, specifically pointing out problems with his back yard
 - ii. He said that he saw mice running around his area and his neighbors. Dan told him about boxes of bait that they take back to their nests and then they dehydrate.
 - iii. He is concerned that the concrete on his driveway is spalling down to the rebar. He also said that the front steps needed replacing.
 - iv. Finally, he said it would be fine with him if we removed the grass between his house and his neighbor's house and replaced it with drought tolerant shrubs.

- b. Julie Merrick (2250 B)
 - i. Julie asked when we are going to let her know what the results of all the investigation that we have done. She wants to make sure that something is done before winter.
 - ii. Her water output is down significantly
 - iii. She said that some areas outside of her unit need to be investigated for irrigation problems, mostly a lack of irrigation since some of the bushes are dying.
- c. Larissa Kusel (2270 E)
 - i. She asked if there are any financial ramifications to breaking the landscape contract. Dan said no.
 - ii. She asked about the status of the handrail project. Dan indicated that the Board decided to wait until after the Privacy Wall Project is complete so that there is no danger of damage. Sandy Neville told her that the railing would be installed after the wall project is finished.

XII. Next Quarterly Board Meeting will be determined

XIII. Meeting Adjourned @ 7:35 PM

Submitted by
Sandy Waller