

North End Townhome HOA Board Meeting — MEETING MINUTES
Thursday, August 28, 2025
Zoom Meeting

Present:

Sandy Neville, President, 2110 D
Keenan Haga, Vice President, 2260 D
Sandy Waller, Secretary/Treasurer, 2270 A -- **absent**
Julie Merrick, 2250 B Hecla
Dan Anderson, HOA Manager, Metro Property Management

Meeting Called to Order at 6:33 PM

Quorum Established – 2 of 3 directors present

- I. Approval of Agenda; Disclosure of Conflicts of Interest
 - a. Agenda approved; No conflicts of interest
- II. No Special Guests
- III. Approval of April 23, 2025 minutes
- IV. Approved Financials for March, April, May, June, July 2025
Pending Final Audit
- V. Ratified Previously Approved Design Review Requests
 - a. 2235 B Hecla, Pergola Shade Cover -- **APPROVED**
 - b. 2250 B Hecla, Installation of Grid-Ties Energy Storage System -- **APPROVED**
- VI. Ratified Previously Approved On-Going Business Items

Sandy Neville reviewed each project's scope and cost:

- a. ECC Extra Work, Six Exterior Misc Building Repairs, July -- **APPROVED**
- b. ECC Extra Work, Five Exterior Misc Building Repairs, August -- **APPROVED**
- c. Front Range Asphalt, Replace Damaged Asphalt, south of
2226 Hecla, June -- **APPROVED**
- d. Front Range Asphalt, Replace Newly Reported Damaged Asphalt,

southeast of 2226 Hecla, July -- **APPROVED**

- e. New Era Landscape, Replace Master Irrigation Valve & Solenoid, west of 2270 Golden Eagle Way, June -- **APPROVED**
- f. New Era Landscape, New Courtyard Plant Life, 2270 Golden Eagle Way, July -- **APPROVED**

VII. Dan Anderson presented the Property Manager's Report

- a. Prepared financial statements, reviewed aging report, payables & invoices
- b. Worked with Board and vendors on site projects

Reviewed active projects:

- a. 2146 B -- humidity issue resolved
- b. 2128 E and F -- Outdoor lights repaired
- c. Special Assessment Project(s) -- COMPLETED
- d. Front Range Asphalt Project -- COMPLETED
- e. Exterminator dispatched to multiple addresses (yellow jackets)
- f. Reserve Study -- bid approved March; open items due to Vendor

VIII. On-Going Business

- a. Homeowner concerned Snow Removal Extension (2210 Hecla) is not sufficiently marked -- DISCUSSION (Homeowner to provide suggestion)
- b. Association Insurance Increase Notice -- DISCUSSION (policy expires November 1st; Farmers will provide renewal 30-45 days prior)
- c. Newsletter status -- will be submitted to Community within next month
- d. Overall Special Assessment Report -- Sandy W will provide update to Community at annual meeting
- e. New Era Landscape -- New Irrigation Controller Clock Proposal -- item tabled until 2026 (landscape season almost complete)
- f. New Era Landscape 2025-2026 Snow Removal Pricing -- **APPROVED**
- g. New Era Landscape 2026 Landscape Maintenance Proposal -- **APPROVED**

IX. Next Quarterly Board Meeting to be determined

Meeting Adjourned at 7:23 PM

Minutes Submitted by:

Keenan Haga