

Doubletree HOA Board of Directors Meeting
Thursday, March 19, 2026, Aletha Zens' residence

The Board of Directors of the Double Tree Homeowners Association met for their quarterly meeting on Thursday, March 19, 2026, at the home of Aletha Zens. Members in attendance were President Delaney Van Vranken, Vice President Markka Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. Also present was homeowner Alison Ruger and property manager Jen Wyman. With a quorum established, Delaney called the meeting to order at 5:33 pm.

Secretary Patt Dodd reported to the board that she will be putting her home on the market and moving in Q2 2026, but she will remain on the board until her closing of 2655. Markka made a motion to approve the agenda with a second from Patt. The agenda was approved. The minutes of the November meeting were reviewed. Aletha made a motion to approve with a second from Patt. The minutes were approved without exception.

COMMITTEE REPORTS

Patt reported that a Touch of Class Tree Service had performed deep root watering on our trees, as well as treatment for pine beetles. They also came and took down a branch that was hanging over the driveway at 2673. She also reported that, due to an unusually warm winter/spring resulting in a below, average water pack in the mountains, we will more than likely be underwater restrictions by the city of Aurora this summer. We will await notification from the city of Aurora.

HOMEOWNER CORRESPONDENCE

There was no homeowner correspondence for board members to review to and from the community.

MANAGER'S REPORT

Jen reported that an updated collection policy had been mailed out to all owners along with the agenda for this meeting. The collection policy was prepared by our attorneys, Winzenburg, Leff, Purvis & Payne, in compliance with recent legislative action. She also reported that the gutter cleaning had been completed, and that motion lights have been MOSTLY completed. One light which needed replacement was overlooked, and there is some electrical issue with one or two of the garages. Jen will work with the electrician to complete this project ASAP.

FINANCIAL REPORT

Treasurer Aletha Zens reported that we are in good shape financially. The board approved a transfer of an additional \$7900 from checking to our reserve account. Much of this was attributed to the lack of snow we had, hence the lack of need for snow removal. Delaney made a motion to approve the financial report as presented with a second from Markka. The financials were unanimously approved without exception.

OLD BUSINESS

Patt has yet to make contact with Luis at Go Direct. She has a little bit of leverage that she will use in an attempt to get his attention: her sister has recommended Go Direct to Westwind Management as a preferred vendor used at her property. Hopefully they will still try and get tenant information from Arthur Brown. Arthur has reported that the resident is on a month-to-month lease.

NEW BUSINESS

Several proposals were ratified by the board, and the updated collection policy was adopted by the board. Jen presented the 2026 attorney fee schedule. Aletha asked for an email blast to the community requesting email and phone updates along with renter contact info and updated leases.

The next board meeting is set for Thursday, June 18, 2026, at 5:30 PM. Meeting notices and agenda will be posted on the mailboxes.

There being no further business, Aletha made a motion to adjourn with the second from Markka. Delaney adjourned the meeting at 6:10 pm.