

Doubletree HOA Board of Directors Meeting Monday June 22, 2026, Aletha Zens' residence

The Board of Directors of the Doubletree Homeowners Association met for their quarterly meeting on Monday, June 22, 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 5:36 pm.

Aletha made a motion to approve the agenda, with a second from Patt. The agenda was approved. The minutes of the March 2026 meeting were reviewed. Aletha made a motion to approve with a second from Delaney. The minutes were approved without exception.

COMMITTEE REPORTS

Patt reported that a Touch of Class Tree Service had been on site after our springs snowstorm to clean up broken branches from our trees.

She also reported on the distressed condition of our lawn, due to the two-day watering restrictions by the city of Aurora. Many of our pop-ups do not have enough water pressure to hit their full extension, creating some dry spots. Additionally, we have a lot of sprinkler heads in many of our zones, requiring a lot of pressure. Ezequiel replaced sprinkler heads in several zones but agreed that the water pressure was the problem. He also suggested closing off parts certain zones by the driveways to force pressure to other sprinkler heads in that same zone. During a call with the city of Aurora water department, Patt was informed that the city does not adjust pressure from the main waterline to individual properties. The pressure issue is with us, and we need to adjust our pressure regulator valve. If Ezequiel is unable to locate that valve and make an adjustment, we will have Jen from MPM contact a plumber to see what can be done to improve our water pressure. There was a general discussion by the board on which would be the larger expense — paying the fines for overwatering, or reseeding/sodding about half of our grounds in the future! The board scheduled a walk around the grounds for the next day, and Patt and Aletha will check the zones for broken sprinklers and work with Ezequiel to repair. Ezequiel supplemented rock in three areas: the space where junipers were removed between Zens and Nosewicz, the landscaped area by the west mailboxes, and the rocks around the backflow valve/water main cover.

HOMEOWNER CORRESPONDENCE

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

FINANCIAL REPORT

Treasurer Aletha Zens reported that we continue to be in good financial shape, with no unexpected expenses. The reserve account is being funded monthly at 10% of income. Aletha and Jen confirmed that in 2027, the contribution to the reserve account will increase to 15% of income. This is required by new legislation from the state of Colorado. 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 still needs to contact Luis with Go Direct. She will keep trying. We are hoping to maintain our relationship with them, as their service has always been at an affordable cost to the community.

NEW BUSINESS

Aletha indicated that we need to examine the siding and trim on all of our buildings. All of our buildings have siding that needs replacing, painting, and/or caulking. Patt will text Paul Reyes about the Contractor we used the last time we made siding repairs.

We will also look at removing the junipers on the corner of Yale and S. Vaughn Way. They all need to be removed and have river rock put in that matches the rock we put in years ago by the RTD bus bench. Pat will ask Ezequiel to give us a bid. We would also like several large (but pretty!) boulders, like the one we put in front of Rod Grove's house when we did the concrete work in the driveway. We also will get pricing on a new Doubletree sign.

The board agreed to move our quarterly board meetings from the third Thursday to the fourth Tuesday of the month to accommodate our manager's schedule. Therefore, the next board meeting is set for Tuesday, September 22, 2026, at 5:30 PM. Delaney will host our meeting. Meeting notices and agenda will be posted on the mailboxes.

There being no further business, Patt made a motion to adjourn, with the second from Aletha. Delaney adjourned the meeting at 6:29 pm.

Respectfully submitted,
Patt Dodd, Secretary