Doubletree HOA Board of Directors Meeting Monday September 22, 2026

Delaney Van Vranken's residence

The Board of Directors of the Doubletree Homeowners Association met for their quarterly meeting on Tuesday, September 22, 2026 at the home of Delaney Van Vranken. Members in attendance were President Van Vranken, Treasurer Aletha Zens, and Secretary Patt Dodd. Vice president Mark Adams was not in attendance due to a family illness. Also present was homeowner Alison Ruger and property manager Jen Wyman. With a quorum established, Delaney called the meeting to order at 5:37 pm.

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

COMMITTEE REPORTS

Aletha presented the report on behalf of the architectural control committee. Siding was repaired, as agreed to at the last board meeting. Delaney and Aletha will walk around with Zach Falch to confirm all repairs were made to the boards' satisfaction. Jenn will schedule the walk-through.

Aletha also presented a proposal from our landscaper Ezekiel on Xeriscaping several places in our community that have continued to be problematic, especially through our water shortage this summer. The board was pleased with the three areas where he previously placed river rock to replace the juniper bushes at the corner of our property and the front side yards for Gunderson and Goering.

She had asked him to price them individually in his bid so decisions could be made as to what was affordable and what could wait. Ezequiel provided excellent illustrations/drawings, utilizing natural grass and low drought plants along with river rock borders and gravel or pebble rock. The board voted to accept his proposal to do all of the areas at the same time, rather than picking and choosing which areas would go first, with the deadline of December 2026. This Xeriscaping provides the benefit of closing off certain sprinkler heads within zones, thereby pushing water to the remaining sprinkler heads. It is our hope that, in the spring, we will be able to either seed or sod with a drought-resistant turf. The additional water in these zones will hopefully help the new grass take root and thrive.

HOMEOWNER FORUM

Delaney, Patt, and Alison all reported that Dave Calhoun now has two small puppies at his residence. Jen will send him a letter, reminding him that all dogs need to be on a leash at all times, as the puppies have been seen off leash in the common area.

MANAGER'S REPORT

Jen contacted Zach Falch with Falch & Falch Construction to submit a bid for repairing our siding and trim. Patt had previously received a quote from Paul Reyes, who repaired our siding about 10 years ago. In an Action Without Meeting, the board voted to go with Falch for the repairs.

Jen reported that she has not had a return of her phone calls to the sign company regarding replacing our tired Doubletree sign at the corner of South Bonway and E. Yale Ave. Aletha will call her friend who owns a sign company to see if we can get a bid from him.

FINANCIAL REPORT

Treasurer Aletha Zens reported that we are on track for expenses versus budget for 2026. The reserve account is being funded monthly at 10% of income. That contribution will increase to 15% in 2027, as

required by Colorado law. Molly with MPM suggested we look at a three-month CD which earns interest at 4%. We are currently not getting any return on the balance in our reserve account. The board approved to purchase three CDs at $20,000 each and to roll them over at three-month maturity. Delaney made a motion to approve the financial report as presented with a second from Patt. The financials were unanimously approved subject to final audit.

OLD BUSINESS

Patt still needs to contact Luis withGo 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

In anticipation of preparing the 2027 budget, Aletha acknowledged minimum expense for 2025/2026 snow removal due to a warm and dry winter. She reported we will estimate snow removal based on years past. Also, she will budget for the grass/sod we would like to put in in the spring (pending drought restrictions for the summer of 2027. And finally, we will get a bid to replace concrete sidewalks at the Savastino and Fein residences.

The annual meeting date was set for November 15 at 4 pm at Aletha's home. A board meeting will follow.

They're being no further business Patt made a motion to adjourn with a second from Delaney. The meeting was adjourned at 6:38 pm.

Respectfully submitted,

Patt Dodd, Secretary