

Seventh Tee Townhomes Association 2019 Annual Meeting *December 3, 2019*

Welcome: Celeste Blakely at 3565 CH and Mike Howell and Pat Baltzer at 3535 BVR

June 2018 Hailstorm: Replacement and upgrade of roof shingles completed by 7 Summits Roofing. Insurance claim closed in 2019.

August 2018 Hailstorm: Repair of flat roofs and replacement of skylights, gutters, and downspouts completed. Work on some window trims still to be done. Awaiting settlement to determine if any funding available to cover installation of gutter guards or other repairs.

Exterior Repairs and Painting: Vivax Pros completed external repairs and painting of all units.

Insurance Coverage: Open insurance claims at time of 2019 renewal of insurance coverage led to switching from CB Insurance to State Farm, with substantial increase in premium.

Property Maintenance and Landscaping: Continued with Corbran's (lawn maintenance, snow removal, sprinkler repairs) and SavaTree (tree spraying, tree trimming, tree removal). Considered other options, but none were as affordable.

Review of HOA Bylaws and Covenants: Executive Committee began looking at areas where updates are needed or advisable. Work to continue in 2020.

Plans for 2020

1. Close hail storm insurance claim and reassess insurance coverage to save money.
2. Repair wall behind 3515 Clubheights and sidewalks.
3. Prioritize landscaping needs (bush and tree removal, new plantings, eliminate dirt areas) to make HOA property attractive for residents and prospective buyers of HOA units.
4. Review and update HOA Bylaws and Covenants as needed, with provisions for compliance with rules governing common areas and penalties for non-compliance.
5. Work toward compliance with the *Colorado Common Interest Ownership Act* ("CCIOA") relating to open meetings and effective board governance. Adopt and comply with nine Responsible Governance Policies, commonly referred to SB 100 Policies.
 - Owner education on operations of the association and the rights and responsibilities of owners, the association and its executive board under Colorado law.
 - Agendas for board meetings be made reasonably available for owners or their representatives. In addition, CCIOA *encourages* associations to provide notices and agendas for board meetings electronically.
 - HOAs must adopt as a [Reserve Study Policy](#) and [Conflicts of Interest Policy](#)
 - Establish a consistent debt collection policy for unpaid assessments
 - More at <https://www.cohoalaw.com/category/ccioa-101-for-hoa-boards/>