

November 23, 2020 - 5pm

7<sup>th</sup> Tee HOA Annual Meeting – DRAFT MINUTES

The meeting was convened at 5:05pm via zoom in consideration of covid exposure and health concerns.

Participants

Michael and Sarah Healy

Bruce Snead

Mike Howell

Rollie Wild and Kathleen Campbell

Blaine Johnson and Brookes Riddlesperger

Mary Warren

John and Leslie Herzog

Celeste Blakely

Brent Frush

Not present – Fricks, Langstaffs, Helga Bertrand,(proxies to Michael Healy) Mary Beltz (proxy to John Herzog)

Michael Healy reviewed events and items from 2020 using the annual meeting memo. Discussion on the hail event roofing work being done – contract and payments, shingle weight, supplemental payment.

Brent Frush reviewed the 2020 budget and effect of the 2018 hail payment remainder giving us capacity to cover costs. Unanticipated costs includes hail damage clean up, mail box repairs and sewer backflow preventer, which consumed most all of the approximately \$15,000 remainder. Major costs in the budget are insurance, lawn care and cost of water.

Brent presented the proposed 2021 budget with slight increases reflecting the experience of 2020. Bottom line is a shortfall if the monthly fee of \$350 is maintained. The minimum fee necessary to cover anticipated costs is \$380 per month. Discussion followed addressing issue of reserves and whether they are required, what % of budget a reserve should be, what items might need to be covered by reserves, and what budget items could be addressed to reduce costs, and effect on property sales of monthly fee amounts.

Discussion on monthly fee increase or special assessment to cover costs. Monthly fee of \$350 has been in place for five years. Monthly fee was \$300 for nine years prior to that.

Blaine moved the monthly fee be raised to \$400 beginning January 1 , 2021. Rollie seconded the motion.

Discussion. Need to review the budget to see what costs can be reduced was expressed. Call for vote.

Yes – Michael Healy, Bruce Snead, Rollie Wild, Celeste Blakely, Mike Howell, Blaine Johnson, (by proxy with Michael Healy – Langstaffs, Helga Bertrand, Fricks) = 9

No – John Herzog, Mary Warren, (by proxy with John Herzog – Mary Beltz) = 3

Motion passes 9-3

A five minute break was observed.

Open discussion of other issues.

John inquired about the sewer backup and whether the city could pay HOA costs. Blaine gave the history and why the HOA could not recover from the city. Celeste is seeking recovery of her costs from the city as she experienced the loss.

Michael indicated he was awaiting a proposal from a law firm to address and update our bylaws and covenants to meet current CO laws and requirements.

Michael shared the efforts to obtain proposals for property management services to replace the heavy volunteer load on the board which has been significant for the last two years, with examples shared by each board member. Discussion of costs and benefits. A proposal will be developed for the membership in 2021.

Other items: John raised three items : 1 – metal roofs as an option given the hail damage history. 2 – Sprinkler system replacement/revisions to address costs – 3 – Tree removal

Mary – offered to pay half for removal of tree in her yard with concerns for damage if it fell.

John raised concerns about Corbrans and fertilizer applications.

Michael called for nominations for the board, sharing that he and Bruce were willing to continue to serve. After discussion, Mike Howell, Blaine Johnson and Rollie Wild volunteered to serve.

Mary moved approval of the slate of five proposed board members. Rollie seconded the motion.

Call for the vote by voice – Yes – 12 (includes proxies held by Michael and John) No – 0

New board members slate was passed.

Appreciation and support was expressed to Brent Frush for the services he has provided the HOA.

The meeting was adjourned at 6:55pm

Submitted by Bruce Snead

Board member