

**GARDEN GROVE TOWNHOMES ANNUAL MEETING MINUTES:
SEPTEMBER 19, 2019/ CALLED TO ORDER: 6:30 PM/
MEETING LOCATION: 540 29 ¼ RD**

Meeting called by Mark Shoberg

Attendees: Mark Shoberg & Laurie Allen from Bray HOA

Board of Directors: John Farmer President, Mike Murdie
Vice President, Carolyn Holmgren Secretary, Kay
Coulson Board member

Member Attendance: Mae Bendickson, Connie Bennett,
Patricia Brown, Dorothy Burdette, Michael Butherus,
Susan Conry, Don Curtis, Vicki Duneman, Douglas Dyer,
Nancy Evans, Jimmie Farmer, Jennifer Farmer, Jennifer
Flood, Barbara Hersh, Verna Holmes, Elaine Ingvertsen,
Susan Kosec, Cherrylyn Marks, Mary Mayfield, Anna
Neam, Douglas Neam, Lila Perez, Dorothy Segrest, Luann
Stone, Brian Wingfield, BJ Worster, Rose Wood

Quorum: 12 Proxys received, and Members present 24 Quorum Achieved.

PRESIDENTS REPORT:

Its been a long and productive season. Properties look better than they have in past years. We have had several sidewalks repaired because they were trip hazards. Several lawns replaced as well because they were over running with crab grass, plum trees sprayed to reduce the amount of plums in order to keep the lawns, sidewalks and driveways clean. They will be sprayed again to ensure the plums are eliminated altogether. The trees were sprayed for aphids to help them from dying. Working on several homes where the stucco is damaged from either the sun and or water. We have had several dead trees removed that were a potential hazard to several homes.

Bollards were installed on both ends of the pedestrian walking paths between Garden Cress Ct. and orchard Ave. this was needed to prevent vehicles from driving on the path. Our cistern was cleaned out to prevent mud from building up and damaging the irrigation system. We have resolved the fence issue with a property owner outside of the subdivision. We have changed our insurance policy which has saved the HOA over \$4000.00. The previous policy insured the interior and the outside of the homes. Our New policy now covers the exterior only. The old policy was redundant because your private home insurance cover the inside of the home.

We have had 2 social events one was October fest the other was the 4th of July celebration everyone was invited to participate. There will be another October fest this year and everyone is invited to participate. There will be announcements on everyone's door please watch for them. Please come and enjoy free food and fun. There are continued bi week gatherings for all residents. Here is a fact there has been more than 4500 hours of volunteer work on maintenance and landscaping. Considerable volunteer work that is above and beyond our normal landscape.

The roundabout tree was cleaned of dead vines and the ground around it was cleaned of trash and debris, the pots around it were planted with seasonal flowers. The landscape evaluation of our subdivision showed a dire need for correction due to the age of the system. The water sprinkler heads were off and the drip system was irregular and almost in nonexistence. Necessary corrections were made. Out of the 1295 pop up sprinkler heads. 194 nozzles were replaced and raised up. 10 maxi paws replaced, and 22 maxi paw nozzles were replaced. All 560 shrubs evaluated drip lines verified for accurate water flow and placement. All shrubs were cataloged per each home. 44 spike heads replace on the drip system due to lack of flow or plugging. All trees were trimmed away from the gutters and shaped to a safe height so as to allow mowers to proceed. Bushes were trimmed away from homes to prevent damage to the stucco which we found some houses to have some stucco damage. All these improvements were from volunteer hours. These improvements would have cost us at least \$45.00 an hour.

Thank you to Peggy Murdie for your community expertise and volunteer has allowed us to make great progress. Thanks to Don Curtis for his knowledge and assistance and to Maryann and Louann as well. Thank you to our board for making our neighborhood a place you can be proud to live in. A special thank you to Mike Murdie for all his hard work and dedication to keeping our subdivision a beautiful place, for all the hours he has put in was a great sacrifice. The board presented Mike with a certificate of appreciation, without all of Mikes countless volunteer hours this could not have been accomplished.

Mike Murdie let the community know that several years back that it was recommended to have a whole new watering system. Well that is just not the case, what started out as a couple week project turned into all summer long performing a thorough investigation of the system. We have a great community and now the landscaper will know what is expected of them and what to look for. Our landscaping companies. Mike has also made a list of where pop up sprinklers are and plants/bushes etc. on each individual property. All zones are now identifiable.

Approval of 2018 Minutes

Motion: Don Curtis

Second: Mary Mayfield

The members voted and 2018 minutes were approved

New Business

Questions regarding the typo on the 2020 Budget under office expense should have read \$730.00 not \$7300.00.

Legal: The legal expense was regarding an owner's tenant who did not think it was legal to place a game/security camera in the common areas. The camera was placed there to catch whomever was letting their pet use the bathroom in the common area and not cleaning up after their pet. The board confronted the tenant regarding the animal waste not being cleaned up and the tenant denied that it was their pet. The board let the owner and tenant know it was caught on camera to be true that it was them. The tenant then called the police and tried to press charges etc. the board then had no choice but to obtained legal representation for this matter. All charges were dropped and dismissed for the fact that it is legal to place a camera on common area. The HOA was 100% in the right!

Our attorney was Hoskin Farina and Kampf for this. They are not on a retainer fee.

Questions from members..... Concern in regard to the rain gutters. The reported ones that were having problematic issues were cleaned out. We may from time to time get others reported on having issues as well and the board will take care of them as they come in. Members can always contact Bray at hoa@brayandco.com

Question regarding some of the plants and bushes that were removed and or dead when will they be replaced? The plants and or bushes will be not be replaced until spring so as to be able to get them adequate water. The ones that will be replaced will be strictly with what was originally planted for our subdivision. The canals that provide us our

irrigation water will be shutting down for the season so it just doesn't make good sense to replace these plants/bushes now.

Discussion 2020 Budget.

What is reserve assessment in general it is recommended by CCIOA (Colorado Common Interest Ownership Act) having 10% of moneys set aside for the reserve account each year to be able to take care of any big issues that may come up. The Board is being proactive and setting aside monies for the reserve so if there is a situation that comes up, they can pull from the reserve account instead of having to do a Special Assessment to all owners or taking out a loan that would have an interest added onto it.

Question Is the amount of the dues increase (\$10.00) going to be enough. The board does feel at this time it should be substantial to raise the dues amount from \$100.00 to \$110.00 monthly. Next year they will re-evaluate and discuss further if there should be another increase.

**MOTION TO APPROVE THE PROPOSED 2020 BUDGET.
MOTIONED TO BEGIN THE DUES INCREASE STARTING JANUARY 1,2020 BY DON CURTIS.
SECONDED VERA HOLMES. THERE ARE 3 NAYS WITH PROXYS.
THE 2020 BUDGET PASSES!**

ELECTION: John Farmer presented one homeowner to be on the board—Don Curtis. Of the members present it was asked if there were any others whom would like to be a representative of the board. No one else was nominated.

Motion for Don Curtis to be a member. Peggy Murdie motioned for Don Curtis to be a member of the board and seconded by Doug Dyer. All voted and passed.

No other new or old business was presented for discussion.

Motion to Adjourned the 2019 Annual Meeting.

Motioned by Don Curtis seconded Peggy Murdie meeting adjourned @7:18 pm