



Annual Special Owner Meeting  
June 19, 2024  
6:30 to 7:30 p.m.

Meeting Called to order: 6:33 p.m. by President Jennifer Rhamy

Officers present: Jennifer Rhamy, Brenda Furnace, Phil Onofario, Kenneth Dorman  
Officers absent: Darren Caldwell

Meeting attendees signed in upon arrival.

Update from President Jennifer Rhamy: This is the third annual informal summer meeting for feedback. In November there is a lot of business we need to do with elections, approve the budget.

Changes made 1 year ago: Turnover on the Board, new management company, HOA Services.

It has been almost 1 year with HOA Services. Some of you had questions about what the management company does because it is a significant part of your dues. They manage our taxes, do our financials for us every month, manage our violations, manage the fines and fees as well as communications for the violations. Most importantly, though, is they know the law and they keep us legal. They tell us, this is what you can or can't do. They have helped us get our policies in shape and very helpful with the short term rentals. They do the administrative things we don't necessarily have all the skills to do.

There are things that we now realize we as a board need to manage. Weed and snow contracts are ones the board has been very involved with. We do walkthroughs to identify violations and call the weed company when needed. It is one thing we can't expect the management to intuitively know. We work to get the wash cleaned out. We have done that twice now in the past 12 months and we will do it once again in the fall. That is a pretty significant expense. Around \$4,000.00 for 2 clean outs per year of that wash and we will repeat the cycle this fall.

HOA Services has been consulted about some violations that were difficult to address. Trespassing, loose/noisy dog, dog excrement in back yards of patio homes boarding the sidewalks not being taken care of, on-street parking in the cul-de-sac after the city posted signs stating no on street parking allowed, and signs being put up by Owners just to mention a few that were beyond the boards ability to address so we turned over to the management company.

The board discussed possible solutions and HOA Services was consulted. It was determined that some of the violations were police matters and the others were covenant violations. The trespassing and the loose dog issues were determined to be police matters and the owners needed to contact the PD directly regarding these complaints. The weeds, dog excrement, and the signs were definitely covenant violations and HOA Services took care of them. Police matters should not be referred to the HOA to resolve.

The board has been looking at the dues recently. Patio home pay \$150.00 per quarter and the larger lots pay \$100.00 quarterly. The reason the patio homes pay more is because of the streets upkeep in all those cul-de-sacs. Even though some of the patio homes are facing out to the bigger streets bordering

Rock Valley and Trail Ridge Roads, they are still considered a part of the cul-de-sacs. One question was discussed, how long should the patio home owners pay for the street in the Patio Home cul-de-sacs? The board had a discussion regarding this at our last meeting. After our discussion, it was determined by the board that we do have enough in those reserves if we need to do something about the streets as it is extremely unlikely we would need to do more than patch. The only other concrete we are responsible for are the sidewalks on Trail Ridge Road which is a general expense. As a note, we can no longer find a Vendor to clear the cul de sac streets for snow so that is not an additional expense for them. The issue was that there was nowhere to put the snow.

The board sat down with numbers from Phil and the board looked at how much should we have in reserve to pay for the streets. We came to a conclusion that \$50,000.00 would be the right number. \$40,000 came from Pauls initially and \$10,000 with the excess payments from them going into the reserve. However, the feedback from the attendees was that we should engage an engineering professional to do an analysis which will be brought back to the whole board.

What we proposed, and we did a market analysis, is to increase the dues to \$110.00 per quarter, \$40.00 per year increase and make the same dues for everybody in the subdivision. The patio homes would be the same as everyone in the subdivision. The base increase is for insurance and other CPI increases since it has been over 5 years since the dues were last increased. The proposed dues decrease for the patio homes reflects the desire to not overcharge for road repairs.

What do those dues used for? They go for street repair, sidewalk repair, about 1/3 of the dues go to the management company, weed control, keeping public areas nice, extraneous expenses such as taxes, professional liability for the board and general insurance which does not go down, snow removal on sidewalks and a little goes towards reserve.

The sentiment of the group is that the base increase was acceptable but that more information was needed to decrease the dues for the patio homes. There was some discussion whether it was fair for the newer patio homes to pay for streets they don't face and potential liability for irrigation in the Conquest homes when the builder is no longer covering expenses. The need for multiple fee schedules is a bit overwhelming and will be discussed further by the board.

The board was thanked for their hard work and it was stated it is really appreciated.

The board has plenty to discuss at the meeting in July and Jennifer thanked everyone for their input.

Meeting adjourned at 7:41 p.m.