

Windsor Park HOA Board meeting minutes  
July 26, 2023

On Wednesday, July 26, 2023, the Board of Directors of Windsor Park's Homeowners Association (HOA) convened a meeting at 1137 Inverness Way. The attendees included Phillis Bowers, who serves as the President, Judie Chapin, the Secretary/Treasurer, Rob Bergen, a Board member, Sherine Antoun, another Board member, and Karen Houlihan, who represented Heritage property management. Among the Windsor Park (WP) residents present were Bea Sullivan and Laura Coulter, who participated via video, and Janelle Hudson, also attending via video. The meeting was called to order by Phillis at 4:00 pm.

The main objective of the board meeting was to address concerns raised by WP residents regarding the maintenance of the subdivision and the issue of certain residents engaging in disruptive and unlawful behavior without facing any consequences. The meeting aimed to discuss the actions taken by the HOA board and Heritage HOA management to tackle these problems.

In particular, Laura Coulter had formally filed a Homeowners complaint with Heritage on July 13, 2023, which provided the context for the meeting's discussions.

During an open discussion, residents presented the issues they had observed, and the board and Heritage were given the opportunity to respond. The concerns raised included:

1. Properties falling into disrepair, with Elm trees growing on private property and common areas, as well as dead trees due to beetle infestations.

To address these issues, the board decided to take the following actions:

- The board will engage the services of T-4 Tree service to help identify the Elm trees and dead trees within the WP subdivision and provide guidance on their removal, even if they are on private property.
- The landscape maintenance company, PB&J, will be informed to ensure the removal or mowing down of Elm trees during their regular maintenance service in WP, as well as keeping weeds under control.
- Heritage will be more vigilant in monitoring property owners who allow their properties to fall into disrepair. They plan to send notices of violation (NOV letters) to such owners, especially those who have renters occupying their properties.

These measures were taken to address the concerns of WP residents and to improve the overall maintenance and atmosphere of the subdivision.

2. The issue of nonworking cars parked on residential property was brought up during the meeting. However, it was clarified that this matter falls under the jurisdiction of the City of Fruita ordinance. Residents were advised to reach out to the city authorities directly to seek resolution for this particular concern.

3. Concerns were raised about the response of Animal Control and the City of Fruita Police to numerous complaints about a dangerous and unruly dog, as well as the disruptive behavior of a particular resident at all hours of the day and night. In response, the board encouraged the residents to unite as a group and arrange a meeting with the City of Fruita Chief of Police and/or the mayor and town council to present their grievances and seek resolution for these issues. If necessary, they were also encouraged to contact the media to express their frustrations with the lack of support from the City of Fruita police and animal control departments. As a proactive step, the residents were suggested to install security cameras to record any illegal activities on the property in question and provide evidence to the authorities.

4. The condition of the turf on the common areas was addressed, as it was observed to be unsightly and not well-maintained. To rectify the issue, the board informed the attendees that they are in the process of obtaining bids to treat the common areas with grub poison, which has invaded the area, in order to encourage new growth. The landscape maintenance contractor will also be reminded to keep the mower blades at the appropriate 3-inch level. However, it was explained that the irrigation system is facing challenges, as one of the motors is out for repair, leading to frequent changes in watering schedules to accommodate the equipment repairs. The current landscape contractor, PB&J, took over the subdivision mid-term, and they are working to improve the overall health of WP grounds. The contractor has also been facing difficulties in finding and retaining workers. The board committed to requesting PB&J to monitor the trees on the common areas to ensure they are trimmed to the required height of 9 feet above sidewalks, as mandated by the City of Fruita. However, it was clarified that property owners are responsible for trimming the trees on their individual lots.

5. The handling of past due accounts and the results of Notice of Violation (NOV) letters by Heritage were discussed. Heritage reported successful collections for past due accounts, as they have been working with many property owners to agree on payment plans. However, it was acknowledged that achieving 100% compliance with NOV letters is challenging, and fines imposed for non-compliance are rarely collected. This has been an ongoing problem for Heritage, affecting all of the HOAs they manage.

After productive discussions, the meeting concluded with a unanimous agreement among those present that the HOA board has been diligently working to the best of their abilities to maintain the expected quality standards of WP property owners. The board reassured the residents that they will continue their efforts to address the raised concerns.

In closing, the board expressed gratitude to the residents who attended the meeting and brought these important issues to the forefront for discussion.

A motion to adjourn the meeting was put forward by Judie Chapin and seconded by Bea Sullivan. At 5:15 pm, Phillis Bowers officially adjourned the meeting.

After the board meeting at 1137 Inverness Way, Phillis Bowers, Judie Chapin, Rob Bergen, and Sherine Antoun held a follow-up meeting at 1219 Windsor Park Drive to further discuss the earlier board meeting and other community projects. The meeting was called to order by Phillis Bowers at 5:20 pm.

During this meeting, the following topics were addressed:

1. Rob presented a bid proposal for the cost of lawn grub treatment/poisoning, which is estimated to be between \$350 to \$400.

2. Rob shared the outcomes of his meeting with Shane Richardson concerning repairs to the sidewalks in the WP subdivision's common areas. It was determined that repairing the entire area at once would be financially impractical, as it would exceed the \$75,000 threshold. Instead, the repairs will be done in phases. Phase 1 will involve renting equipment to grind the uneven areas of the sidewalks, ensuring the removal of any safety hazards and enhancing resident safety. Phase 2 is planned for 2024. Rob will forward the proposed cost of phase 1 once he receives it from Shane.

3. Rob has been obtaining quotes for an aeration system to be installed in the irrigation pond, aiming to eliminate sludge and algae buildup on the pond's surface. Several sizes of aeration systems are available, and Rob will provide the final cost for materials and labor via email for the board's consideration.

4. The board members agreed that the first board meeting went well, and the residents who attended had valid concerns. They expressed satisfaction with the board's explanations regarding the ongoing efforts to address these issues.

5. At 5:55 pm, Phillis adjourned the second meeting.

The board members are actively working on addressing the community's concerns and implementing various improvement projects to maintain the quality standards expected by WP property owners.

Respectfully submitted,

Judie Chapin  
Secretary/Treasurer WPHOA