

The Reserve at Ute Creek Homeowner's Association Board Meeting Minutes - Approved

Meeting Date: January 10, 2012
Publication Date: February 14, 2012
Submitted by: Kelly Kuczka-Secretary

Call to Order:

- The BOD meeting was called to order at 7:03 pm at the Longmont Sr. Ctr.

Meeting attendance

- Sabrina Lee
- Wade Whiteley
- Dyce Dehaan
- Kelly Kuczka
- Shannon O'Brien – non board member
- Bill Hallett – non board member

Homeowners to be heard: None

Unfinished Business:

1. Dyce has responded to prior requests from Homeowner Jim Gates concerning garbage cans at 1221 Reserve. Dyce has spoken to the owner and they will make sure to place cans inside of their garage. They also informed Dyce that they will be moving soon, so this should no longer be an issue.
2. From the December HOA meeting, it was brought to the boards attention the sidewalk between 1255 and 1261 Reserve was uneven and a possible hazard. Dyce examined the area and decided when the weather is warmer that "mud jacking" will be needed below the affected sidewalk.
3. Another issue brought during the December HOA was the light on the 17th entrance sign. Dyce has checked the sensors and they all appear to be working correctly now.
4. The new homeowner's directory is done and has been distributed.
5. Bylaws need to be reviewed to see if there are restrictions on any remaining income that was not used during the calendar year. If there are no restrictions then this money can be rolled into the reserve account.
6. Sabrina will look into finding out exactly who is responsible for maintaining the fence along the homes that back up to the golf course.
7. Dyce will repair a piece of broken fence along the 17th side of the Reserve.
8. Suggestion to present costs of fences during the summer meeting.
9. Landscaping contract is due in March.
10. Improvement grant was submitted by Bob and Sabrina Lee. The grant is requesting the amount of \$5,000 for trees to be planted along 17th avenue.

New Business:

1. Snow Removal was done late at night during December. Dyce witnessed the city maintenance crew plowing the public sidewalk and turning around through the HOA's landscaping. Dyce spoke with Bill at Parks and Recreation. Dyce walked the area with Bill to show him the tracks through the grass. It is now recorded with the city, in case of sprinkler damage.

2. The west side of the sidewalk/grass area along 17th also appeared to show damage from a snow removal vehicle. It appears to be the work from Wards who removes snow for the apartment complex.
3. Wade presented the financials for the year ending December 2011. (see attached) He also informed us the Reserve CD is currently at First Bank and will look at rates at Guarantee Bank where the checking account is located. Sabrina will also check the credit union to see what the rates are there.
4. Kelly, Wade and Dyce need to go into Guarantee Bank so they can be cosigners on checks.
5. Wade has sent out the HOA Dues statement. He delivered 2/3 of them personally and mailed the rest. He will send a reminder later in the month to those he has not received payment from
6. NGLA – was attended by Bill Hallett. Currently they are going through the grant process. February 3rd is the deadline for the review. Bill and Dyce are hoping that the city will help with planting and supplying some of the trees.

Sabrina motioned that we adjourn and Dyce 2nd the motion.

The Reserve at Ute Creek Homeowner's Association Board Meeting Minutes - Approved

Meeting Date: February 14, 2012
Publication Date: April 10, 2012
Submitted by: Kelly Kuczka-Secretary

Call to Order:

The BOD meeting was called to order at 7:08 pm at the Longmont Sr. Ctr.

Meeting Attendance:

- ✓ Sabrina Lee
- ✓ Wade Whiteley
- ✓ Dyce Dehaan
- ✓ Kelly Kuczka

Homeowners to be heard: None

Unfinished Business:

1. Minutes were read from the January meeting. Sabrina approved and Dyce seconded the approval.
2. Per HOA By-Laws, we are allowed to roll excess revenue into the reserves.
3. All Fences are HOA property. They are insured through the HOA insurance and are required to be maintained by the HOA. Homeowners must give access to the fence if requested by an HOA board member.
4. Rock Solid still needs to perform the Fall cleanup that was postponed due to weather issues. Or a credit needs to be issued if nothing is done by the next contract.
5. City Grant Proposal – City has reviewed our grant request and returned for questions. Questions were answered and it will now be sent to the NGLA for approval. Bob Lee and Dyce will draw out plans as to where the trees will be planted along 17th if we receive the grant money.
6. Our Reserve Funds should be about \$50,000, by the end of 2012

New Business:

1. Wade suggested opening a savings account at Guarantee Bank, where we currently have our HOA checking account. He suggested we transfer \$30,000 into this, from the CDs which we currently have \$22,000 at Guarantee Bank and \$12,000 at First Bank. By doing this we will earn more interest and have everything at one location. Kelly motioned to approve this and Dyce second.
2. Sabrina is looking into estimates for different types of fencing. Dyce will contact Dells Masonary to see what type of estimate they can give us for a fence like Fox Hill.
3. We need to schedule a neighborhood walk through sometime the end of April.
4. There will not be a meeting in March. Next HOA meeting will be April 10, 2012

Sabrina motioned to adjourn meeting at 8:20. Dyce second the motion.

The Reserve at Ute Creek Homeowner's Association Board Meeting Minutes - Approved

Meeting Date: June 12, 2012
Publication Date: July 10, 2012
Submitted by: Kelly Kuczka-Secretary

Call to Order:

The BOD meeting was called to order at 7:06 pm at the Longmont Sr. Ctr.

Meeting Attendance:

- ✓ Sabrina Lee
- ✓ Wade Whiteley
- ✓ Dyce Dehaan
- ✓ Kelly Kuczka

Homeowners to be heard: None

Reports of Board Members:

1. Minutes were read from the April Meeting. Sabrina approved and Wade seconded the approval.
2. Dyce – Landscaping - Watering fixes: Both the east side of the 17th entrance and on the west side by the junipers have been fixed. Dyce has worked with Rock Solid with timer issues and everything currently seems to be working fine.
3. Wade – Currently we are on budget. Expecting higher watering bills this summer if the heat continues. Accounts Receivable shows 10 homes with money due. 5 are in foreclosure of short sale. The remaining are fees and quarterly payments due.

Unfinished Business:

1. Directory - Suggestion to have new labels with new homeowners or corrections handed out at the end of the year to update the directory.
2. May walk through was completed and several letters will go out for CC&R violations.
3. Trees – Discussed during the May walk through placement of trees along 17th. This will show the city that we are serious about obtaining grant money to continue with this project.
4. Fence – Discussion needs to be made during the Summer Meeting about volunteers to help with some painting of areas of the fence that have serious peeling.
5. Summer Picnic – The plan is to have the picnic on August 19th from 4- ? with a rain date of August 26th. Kelly will apply to the city for the \$150 grant money.

New Business:

1. Summer Meeting – The meeting will be held July 10th.
2. Items on the agenda -
 - Jeff from Ute Creek Golf Course may attend to discuss planting between the homes and golf course.
 - HOA Dues change.
 - Tree Plantings
 - Fence ideas
 - Picnic – volunteer coordinators

Dyce motioned to adjourn meeting. Wade second the motion

The Reserve at Ute Creek Homeowner's Association Board Meeting Minutes - Approved

Meeting Date: July 10, 2012
Publication Date: August 14, 2012
Submitted by: Kelly Kuczka-Secretary

Call to Order:

The BOD meeting was called to order at 7:31 pm at the Longmont Sr. Ctr.

Meeting Attendance:

- ✓ Sabrina Lee
- ✓ Wade Whiteley
- ✓ Dyce Dehaan
- ✓ Kelly Kuczka
- ✓ Bill Hallett - Homeowner 1314 Whitehall
- ✓ Mark Kessel - Homeowner 1364 Whitehall
- ✓ Ann Kessel - Homeowner 1364 Whitehall
- ✓ Bob Lee - Homeowner 1320 Whitehall
- ✓ Judy Gates - Homeowner 1228 Reserve

Reports of Board Members:

1. Minutes were read from the June Meeting. Wade approved and Sabrina seconded the approval.
2. Dyce – Landscaping –
Small problem areas in the SW corner of the subdivision have been evaluated by Dyce and Rock Solid. They have determined that the timers are maxed out. Other issues are that landscaping (i.e. trees/bushes) are obstructing sprinkler heads. This is an issue in many areas of the common area along the west side of the development. To make the sprinklers more efficient, suggestions to remove lower branches off many of the trees and to trim bushes would help this issue.
Spot weed treatment has been done twice by the common area around the Lang's home. This area has improved since the May walk through. Harvey Lang still continues to email the board with issues of weeds. It is suggested that he attend a meeting so Dyce can go over everything that has been done, and explain what Rock Solid has done in person rather than through emails.
Rock Solid skipped mowing the first week of July and will give us a credit or additional mowing in the fall. With the record temperatures for the month of June, leaving the lawn a little longer should help maintain the moisture and keep the lawn greener.
Dyce works continuously with Rock Solid and communicating with them to help improve our common areas.
3. Wade – No additional dues/fees collected this past month.
The title company for the sale of 1221 Reserve did not collect HOA dues during the closing. Wade is working with them to make sure they will be collected.
An Accounts Receivable schedule will be made to show the outstanding dues/fees.
4. Kelly – We received the grant from Longmont for \$150 towards a neighborhood picnic.

Unfinished Business:

1. Letters to be mailed for CC & R violations.
2. Summer Picnic – The plan is to have the picnic on August 19th from 4- ? with a rain date of August 26th

New Business:

1. Bill Hallett and Bob Lee discussed the NGLA grant process. Bob Lee and Dyce will meet and work on the grant proposal for trees along 17th Avenue. Kim Shugar can provide a list of approved trees from the City of Longmont. The Project intent form should be submitted by September 15th. The completed grant application is due February 1, 2013.
2. Need Water Audit
3. Suggestions for prolonging the fence along 17th -
 - Allow homeowners to grow vines on the fence.
 - Remove a larger grass area along the fence to avoid the lawnmowers from hitting the fence.

Wade motioned to adjourn meeting. Sabrina second the motion

The Reserve at Ute Creek Homeowner's Association Board Meeting Minutes - Approved

Meeting Date: August 14, 2012
Publication Date: September 11, 2012
Submitted by: Kelly Kuczka-Secretary

Call to Order:

The BOD meeting was called to order at 6:59 pm at the Longmont Sr. Ctr.

Meeting Attendance:

- ✓ Sabrina Lee
- ✓ Wade Whiteley
- ✓ Dyce Dehaan
- ✓ Kelly Kuczka

Homeowners to be heard: None

Reports of Board Members:

1. Minutes were read from the July Meeting. Wade approved and Sabrina seconded the approval.
2. Dyce – Landscaping - Harvey Lang has sent several emails concerning the Bindweed in the open space adjacent to his home. Rock Solid has done 3 applications over several weeks of weed killer that was recommended by Harvey. The drought conditions this summer have made this situation worse and applying more weed killer would not make a difference.
1255 Reserve – re: wet area in grass – Rock Solid had sprinklers off for a week and the water remained. They are monitoring this area while turning the sprinklers back on. This could be from the homeowners' sprinkler system.
Water Audit was performed and Dyce is still waiting for the results/recommendations.
Watering has been cut back.
Wards will again do the Back Flow test for the Reserve.
3. Wade – Has been in contact with Service Link the title company for 1221 Reserve. Still no check for the HOA dues. Will approach the homeowner to see what he is aware of.
Will send certified letters for all past due amounts.

Unfinished Business:

1. Picnic – Will be held Aug 26th in the East Park. Kelli Whitely will purchase the Pulled Pork. Kelly Kuczka will make flyers and send an email to all residents. Dave Wilson may have his band play at the picnic.
2. Bob & Dyce continue to work on the grant for trees to be placed along 17th Ave. Other suggestions for the neighborhood improvements for landscaping would be to place more trees in the West Park, make an area with boulders and a bench in the West Park to remove more of the grass, and a possible dog park or community garden.

Sabrina motioned to adjourn meeting. Dyce second the motion