

The Reserve at Ute Creek Home Owners Association

January 2020 Meeting Minutes - APPROVED

Definitions (for all meetings):

ARC: Architectural Review Committee

BOD: Board of Directors

CCIOA: Colorado Common Interest Ownership Act

DORA: Department of Regulatory Agencies

HOA: Home Owners Association

NAF: Neighborhood Activities Fund

NGLA: Neighborhood Group Leaders Association

NIP: Neighborhood Improvement Program

NLS: Neighborhood Leadership Series

POC: Point of Contact

RSL: Rock Solid Landscaping

SRFC: Split Rail Fence Company

Meeting Date:

January 13, 2020

Submitted by:

Shannon O'Brien, Secretary, The Reserve at Ute Creek HOA

Call to Order:

This meeting was held at the Longmont Senior Center and called to order at 6:40 PM.

Meeting Attendance:

Scott Knollenberg, BOD President

Wade Whiteley, BOD Treasurer

Shannon O'Brien, BOD Secretary/Governance

Bill Hallett, HOA Webmaster & NGLA Rep

Minutes:

Minutes for November & December were sent out for review prior to the meeting. Scott motioned to approve as submitted. Wade seconded for November but recused himself from voting on the December minutes. All in favor. None opposed. Minutes approved as submitted.

Architectural Review Committee:

- No ARC requests received this month

Reports:

1) Scott Knollenberg, BOD President:

- Info from RSL about possible damage from November freeze still pending
- RSL contract expires Feb 1; still awaiting submission for next contract
- Due to 2 Board members being away for the rest of January, we will explore an option to simply extend the current contract until 1 March
- We usually see a contract proposal for a 2-year time period and ~5% increase per year

2) Empty Position, BOD Vice President:

- Due to only having a 3-person Board for 2020, this position has been consolidated with that of President
- Emily finished all IOUs before the email account access was changed
- Bill will forward the new password to Scott; Scott will monitor the VP email account
- Bill will turn remove the VP email from the group "email Board" link on website
- Nothing else noted at this time for consolidating the position

3) Wade Whiteley, BOD Treasurer:

- 2020 budget ratified in at General Membership meeting in December 2019
- Ended year about \$6K under budget, due predominantly to savings in 4 categories: bad debt, spring planting, NIP grant not applied for, plus a bit of savings in the water category
- Those savings have been added to the Reserve Fund
- Invoices sent out; 10 HOA dues checks have already been received
- Wade is leaving town but will be back on 31st to see who has paid in time to receive the discount
- Will advise those who normally lag that the 31st is the last day to pay to get discount (\$50 discount is just over 7% on total owed)
- The homeowner in long term arrears is paying regularly and should be caught up in 2020
- There are 2 other homeowners who are not current; Wade will attempt (again) to contact them about it
- Wade is helping some homeowners who live near the 11th hole dog leg of the Ute Creek golf course to negotiate with the golf course about maybe adding at least one tree in an attempt to reduce golf balls entering those homeowners' lawn areas

4) Shannon O'Brien, BOD Secretary:

- No requests for abatement sent
- Have received a couple of complaints about trailers parked on a couple properties; will send unofficial requests for abatement and see if we can get those issues remedied at the lowest possible level
- Formalized our schedule with LMO Senior Center; we have Room B scheduled for the second Monday of each month, with the exception of our General Membership meeting which will be held on the first Monday in December in Rooms D & E
- Will send email address book to Board for them to upload to their accounts
- Will contact Altitude Law to complete our annual DORA registration

5) Bill Hallett, HOA Webmaster & NGLA Representative:

- Will update general email contacts on website
- Webpage updates done
- NGLA REPORT:
- Police update trying to do more enforcement of urban camping
- Cannabis facilities: 4 licenses within city limits plus 5 on county land within city limits; 9 total dispensaries; commercial growers are not allowed within city
- Longmont is considered a 'boom town' (officially defined by certain indicators)
- Handed out feedback cards for Councilman Tim Waters
 - Also is available on city webpage – search for talk to your council (Shannon will try to find link to send to homeowners)
- Council discussions of special districts; there are two types: single topic district and a metro district which can have multiple topics (Councilman Waters is opposed to metro districts due to lack of oversight for money management)
- The Jan 7 council meeting will include a discussion of growing the library and adding performing arts center
- For a town our size, two rec centers could be warranted
- Council is trying to get a handle on the homeless numbers in the city, and categorize them, e.g., transient or permanent, urban campers vs living without shelter
- NIP proposals due on the 16th (we are not submitting for 2020)
- There is a new neighborhood excellence awards program; nominations are due on the 16th
- Annual registrations for NGLA due by February meeting; Bill has already turned in our docs, using the same priorities as last year (we discussed possible changes to those priorities and decided the current list is still valid)
- NGLA is changing how it classifies representatives: no more primary and alternate; now each neighborhood can have up to 3 reps, all are considered primary and can act for the neighborhood

- NGLA says we should be inviting renters to our general membership meetings (this is advisory, not state law); our position is the announcement boards posted at the exits don't say renters aren't invited so they could correctly infer an invite (they are welcome to attend, although they have no voting status without a signed proxy)
- Prior to next annual meeting, will advise rental property owners that they can send renters with their proxy
- 2020 NGLA meetings will continue on same schedule (3rd Thursday of each month)
- NGLA is looking for larger meeting space than the one they use at the Senior Center
- Upcoming meeting topics:
 - January will cover NIP presentations and state of the city
 - February is neighborhood awards
 - March is census results review
 - Sustainable neighborhood options (maybe making leadership training a requirement for NIP eligibility)
- Working on neighborhood portal web app – due later this year

Open Floor:

- No new topics raised

Adjournment:

7:27 PM Shannon motioned to adjourn meeting. Wade seconded. All in favor. None opposed. Meeting adjourned.

The Reserve at Ute Creek Home Owners Association

February 2020 Meeting Minutes - APPROVED

Meeting Date:
Submitted by:

February 17, 2020
Shannon O'Brien, Secretary, The Reserve at Ute Creek HOA

Call to Order:

This meeting was held at the Bank of the West Building and called to order at 7:02 PM (the Longmont Senior Center was closed due to the Presidents Day holiday).

Meeting Attendance:

Scott Knollenberg, BOD President
Wade Whiteley, BOD Treasurer
Shannon O'Brien, BOD Secretary/Governance
Bill Hallett, HOA Webmaster & NGLA Rep

Minutes:

Minutes for January were sent out for review prior to the meeting. Wade motioned to approve as submitted. Scott seconded. All in favor. None opposed. Minutes approved as submitted.

Architectural Review Committee:

- Pending request for raised planter at 1210 Reserve Drive; they emailed about request but haven't yet submitted ARC paperwork

Reports:

1) Scott Knollenberg, BOD President:

- Scott says he's approved one snow removal
- Wade says he's received 4 bills, dates were February 4 (this one was authorized), 8, 11, & 13
- We don't have a snow removal contract so technically they can't come without actual authorization
- Scott will call to research
- Someone is doing sidewalks; no one knows who (thank you to whoever is doing it)
- New landscaping contract submitted last month by RSL; it was discussed, compared to previous contract, approved, and signed tonight. It is a 2-year contract with ~2% increase per year (less than expected)
- Snow removal not included in RSL contract; we'll keep it on as as-needed basis
- Info from RSL about possible damage from November freeze still pending

2) Wade Whiteley, BOD Treasurer:

- We have received a check from the city for the 2018 NIP submission (work done in 2019 due to supply issues); the 2018 NIP project is now officially completed and closed
- We have collected all but 5 HOA dues
- Homeowner that was in pre-foreclosure has paid for 2020; Wade will approach them about the amount currently in arrears
- Homeowner in long-time arrears is still paying
- Other homeowner multiple years in arrears hasn't paid
- Wade will approach all homeowners who haven't yet paid

4) Shannon O'Brien, BOD Secretary:

- Regarding the complaints about trailers listed in last month's minutes, two informal requests for abatement were sent. One home corrected the issue. The other has not responded in any way. Wade will send formal request when he contacts them about dues.

- Contacted Altitude Law to complete our annual DORA registration; that should be completed this month
- Will send email address book to Board for them to upload to their accounts

5) Bill Hallett, HOA Webmaster & NGLA Representative:

- Needs 2020 Annual Disclosure; Shannon will send
- Wade will send insurance info and budget to use as Appendices to Annual Disclosure
- NGLA REPORT:
- 8 new members (this is good but now they are outgrowing their meeting space even more)
- Tim Waters in councilman for our ward and the NGLA
- Starting to announce Coffee with Council earlier so more people can attend
- Open forum at January meeting
- Current city council working on feasibility study for a performing arts center
- Same for updated library; current library sized for population from 1993
- Requested Council to review "Envision 2020" to compare where we are to where we thought we'd be
- Longmont channel has added programming, including more back story
- Will be broadcasting more board meetings in addition to council meetings
- Residents can submit content for broadcast
- NIP presentations; 8 submitted for total of about \$36K (city had budgeted \$50K)
 - Really supporting water conservation projects, including high-efficiency sprinkler system – this would require an audit
 - Some NIP projects now including replacing ash trees (labeled as capital improvement instead of maintenance – and this doesn't require an audit)
 - Xeriscaping is also a common project that doesn't require irrigation audits
 - No fence projects
- NGLA asked us to plug the national census because it helps bring federal tax dollars to our city

Open Floor:

- We have money in the budget for adding more bark mulch; we are 2 years out from the last application; we discussed and feel it is a good policy to add every couple of years
- We will dovetail that will some sort of neighborhood activity, e.g., ice cream social or coffee and doughnuts; Wade will begin the application process for NAF grant

Adjournment:

8:09 PM Shannon motioned to adjourn meeting. Wade seconded. All in favor. None opposed. Meeting adjourned.

The Reserve at Ute Creek Home Owners Association

March 2020 Meeting Minutes - APPROVED

Meeting Date:
Submitted by:

March 9, 2020
Shannon O'Brien, Secretary, The Reserve at Ute Creek HOA

Call to Order:

This meeting was held at the Longmont Senior Center and called to order at 7:06 PM.

Meeting Attendance:

Scott Knollenberg, BOD President
Wade Whiteley, BOD Treasurer
Shannon O'Brien, BOD Secretary/Governance
Bill Hallett, HOA Webmaster & NGLA Rep

Minutes:

Minutes for February were sent out for review prior to the meeting. Scott motioned to approve as submitted. Wade seconded. All in favor. None opposed. Minutes approved as submitted.

Architectural Review Committee:

- Nothing submitted this month

Reports:

1) Scott Knollenberg, BOD President:

- New RSL contract signed and submitted
- In conversation with RSL, Scott approved one of the 3 extra snow removals; RSL credited 2 of the 3 unapproved removals
- Info from RSL about possible damage from November freeze: RSL says there will be no damage (the lines would be deeper than any freeze that may have happened before the lines were blown out)
- The apartments have reached out to discuss the shared fence, asking about repair schedule. Wade will respond to their email. It is too late to apply for an NIP grant for 2020, but we may be able to apply for 2021 (guesstimating cost will be approx. \$7500/100lf = ~ \$60,000 to finish the fence)
- Depending on whether the apartments will put any money forth, we may be able to do the final stretch in one project; if nothing from the apartments, then it will take us either a couple of phases or more years of delay to save up the cash to do it all at once
- Whenever we move forward, we will apply to the city for an NIP grant just as we have done in the past
- The apartments will also need to grant us access to the fence through their dog park

2) Wade Whiteley, BOD Treasurer:

- New RSL contract prices reflected in budget
- We are still expecting to have a bark mulch party in May (placement priority will be determined during out spring walkthrough, although we currently expect that most of the new mulch will be placed at the 17th Ave entrance
- All but 3 homeowners have paid this year's dues
 - There is one homeowner who paid late last year and still owes late fee for last year
 - The Homeowner in long-time arrears is still paying
 - Other homeowner multiple years in arrears haven't paid
- Wade will approach all homeowners who haven't yet paid or still owe for last year(s)
- Wade still has IOU to send insurance pages to Bill for Annual Disclosure

4) Shannon O'Brien, BOD Secretary:

- Sent Annual Disclosure to webmaster for posting (Wade will provide info for appendices)
- One abatement request not yet complied with; we will send a demand for abatement with info about the HOA's fine schedule
- DORA registration completed (per Wade, invoice received and paid)
- Sent address book to other Board members (completed IOU)
- April meeting will be cancelled and replaced with spring walkthrough; this will be held on Saturday 18 April; we will meet at 4pm near the SE park (near 17th Ave entrance); Shannon will send notice to homeowners and Bill will post notice on website

5) Bill Hallett, HOA Webmaster & NGLA Representative:

- NGLA ON FEB 20
- Commander Hulett gave update on public safety; crime for last 3 months has been down (possibly due to weather)
- Police Department staffing is 62 (81 allotted); 13 now in training; 6 positions to fill
- Recent retirements include chief, 2 commanders, and 2 sergeants
- State of city address was given by city manager Harold Dominguez
- Just for background, the City Council approves and the city manager enacts
- The Windy Gap project getting ready to start construction on reservoir (this project is designed to store water that we already own the rights to)
- There are many members of the city staff that are or soon will be eligible to retire
- Plug for census; city brings in about \$1500/federal dollars per person
- City population expected to cap out about 120K
- The Capital improvement plan did not include maintenance costs for new parks so new parks on hold
- City received \$8M grant to move the busses from Main Street to Coffman to reduce traffic on Main
- North side rec center being discussed
- National standards dictate what kind of control any given intersection can have, e.g., traffic light or stop sign, based on the traffic load through intersection
 - Loading standards are called warrants

Open Floor:

- The city will be selling trees for Arbor Day; we discussed buying from the city versus the company we planned to buy from for replacement trees for the SE park; Wade took info and will research

Adjournment:

8:23 PM Shannon motioned to adjourn meeting. Wade seconded. All in favor. None opposed. Meeting adjourned.

The Reserve at Ute Creek Home Owners Association

April to August 2020 Meeting Minutes

The HOA Meetings for April through August, 2020 were canceled due to ongoing restrictions on public gatherings issued by the Boulder County Health Department in response to the global Covid-19 pandemic.

Normal Board of Directors business was conducted by email for this period of time. Please contact the BOD Secretary if you need to submit a records request for HOA business records.

The Reserve at Ute Creek Home Owners Association

September 2020 Meeting Minutes - APPROVED

Meeting Date:
Submitted by:

September 14, 2020
Shannon O'Brien, Secretary, The Reserve at Ute Creek HOA

Call to Order:

This meeting was held at the Bank of the West building in Longmont and called to order at 7:03 PM. The venue change is due to the Longmont Senior Center still being closed due to COVID-19 restrictions.

Meeting Attendance:

Scott Knollenberg, BOD President
Wade Whiteley, BOD Treasurer
Shannon O'Brien, BOD Secretary/Governance

Minutes:

Minutes for March were sent out for review prior to the meeting. Approval still pending.
There were no meetings in April, May, June, July, or August due to COVID-19 restrictions, hence no minutes for those months. We did do a socially-distanced walkthrough of the HOA property in May.

Architectural Review Committee:

The following applications have been submitted and approved by the Board. All contained required signatures and neighbor approvals:

- Landscaping at 1210 Reserve
- Paint at 1242 Reserve
- Fence and landscaping at 1245 Reserve
- Landscaping at 1313 Reserve
- Replacement windows at 1319 Reserve
- Paint at 1232 Whitehall
- Paint at 1243 Whitehall

Reports:

1) Scott Knollenberg, BOD President:

- Tree and limb removal performed on common property on June 23, 2020.

2) Wade Whiteley, BOD Treasurer:

- No bark mulch party this year due to COVID-19 restrictions; we will keep it on the to-do list for next year
- With the COVID-19 restrictions in place, we did not follow through with the application for an NAF grant
- All but 3 homeowners have paid this year's dues
 - One homeowner is making payments
 - The Homeowner in long-time arrears is requesting an accounting of his amount owed
 - Other homeowner multiple years in arrears hasn't paid
 - There is still one homeowner who paid late last year and still owes late fee for last year
- Wade is either in communication or attempting communication with the above homeowners
- We've received the largest water bill ever; Scott will contact RSL to reduce water usage
 - As a reminder, the city has told us to expect about a 10% increase in water costs annually
- Anticipating another high bill; we may exceed our water budget for 2020 (but we can cover that with other savings)
- Ground repairs costs high due to both tree removal and sprinkler repair (aging system that is plastic); for 2021, we will include tree removal in the grounds maintenance line item instead of ground repair

- Discussed proposed 2021 budget; Wade will make the changes discussed and present final draft at October or November meeting in preparation for December meeting

4) Shannon O'Brien, BOD Secretary:

- The abatement request mentioned in the March minutes was complied with; no new abatement requests sent
- Sent various emails to homeowners about Longmont activities and state/local COVID-19 restrictions
- At least one Board member has attended the following training sessions offered by the City, Altitude Law, and/or DORA
 - What HOAs need to know about COVID-19
 - Board Member Roles & Responsibilities
 - Collections and Foreclosures
 - What CCIOA says about Maintenance & Insurance
 - Transitioning Landscapes
 - Association Meetings
- Still trying to track down information on document retention requirements (what to save, in what format, and for how long)
- One homeowner has requested we change her name in our records

5) Bill Hallett, HOA Webmaster & NGLA Representative (notes from emails):

- NGLA not meeting due to COVID-19
- Renewed our website domain name
- Various updates have been made to the HOA website over the last few months, including:
 - Homepage: changed the contact person to President for maintenance problems
 - HOA Calendar Page: Changed the Annual Homeowners Meeting information to be generic, and added a link to the homepage (where we post the agenda and budget annually)
 - HOA Resources Page: Fixed the non-city resources link; replaced Beat 6 Officer info with a link to the City's Code Enforcement page.
 - All pages: fixed the CAI link; Changed Hindman-Sanchez to Altitude Law; updated the copyright notice

Open Floor:

- We don't expect the Longmont Senior Center to be available for the General Membership meeting scheduled for December. Options include holding the meeting outside in a common area (although during daylight would be preferable), finding another venue, or conducting the meeting online. We could canvass homeowners if desired.
- Wade will check with Chamber CEO about other possibilities. We'll revisit this at the next meeting.

Adjournment:

8:19 PM Shannon motioned to adjourn meeting. Wade seconded. All in favor. None opposed. Meeting adjourned.

The Reserve at Ute Creek Home Owners Association

October to November 2020 Meeting Minutes

The HOA Meetings for October through November, 2020 were canceled due to ongoing restrictions on public gatherings issued by the Boulder County Health Department in response to the global Covid-19 pandemic.

Normal Board of Directors business was conducted by email for this period of time. Please contact the BOD Secretary if you need to submit a records request for HOA business records.

The Reserve at Ute Creek Home Owners Association

December 2020 General Membership Meeting Minutes -

APPROVED

Meeting Date: December 07, 2020
Submitted by: Shannon O'Brien, Secretary, The Reserve at Ute Creek HOA

Call to Order:

This meeting was held at the FaithPoint Church in Longmont and called to order at 5:34 PM. (Venue change because the Longmont Senior Center was closed due to COVID restrictions.)

Verification of Quorum:

Attendance: 7 of 70 Residences represented by attendees, plus an additional 26 proxies (33 total); 25% Quorum (minimum of 18 residences) achieved.

Reports by BOD and Committee Members:

- 1) Wade Whiteley – BOD Treasurer:
 - a. Welcome and thanks for attending
 - b. Special thanks to Faith Point for allowing us to meet here
 - c. We are holding this meeting based on legal advice (CCIOA requires a meeting be called within 2 months of a budget being drafted, and, according to our legal counsel, that removed our option to do this by mail ballot)
 - d. Financial report:
 - i. Water is 2/3 of total budget, and we've been advised by the City of Longmont to expect an annual 10% increase in water costs (per Bill Hallett, NGLA representative, that should continue at least through 2025)
 1. As a means of attempting to better control water costs, we've been looking at some sort of electronic system that would allow us to better control watering based on forecast
 2. So far, internet access is the big sticking point
 - ii. Other costs are going up, albeit not nearly as precipitously
 - iii. As of today, we have 1 homeowner who has not been paying appropriately; house is for sale; we expect to get paid at or before closing; 2 other homeowners are on payment plans; all others are up to date (many thanks to all who pay on time)
 - iv. We have budgeted for additional repairs on irrigation system, which is aging (now 20yo); plastic sprinkler heads in sunshine will always be an issue; please report any sprinkler problems
 - v. No dues increase for 2021; if we can keep water costs under control, that should allow us to not have to increase dues in the near future
 - vi. Wade projects approximately \$45,000 in HOA accounts at end of year
- 2) Shannon O'Brien, BOD Secretary
 - a. We have no NIP grants submitted or approved for 2021
 - b. All requests for approval for work were processed and approved by the Board. All submitted requests came with the required signatures of approval from nearby neighbors, which made our job very easy. Many thanks to all who read and complied with the rules before submitting
 - c. We sent a few abatement notices in 2020; a couple are still outstanding and being addressed
- 3) Bill Hallett, NGLA rep:
 - a. Bill's membership registers our neighborhood with city

- b. His participation (along with Scott Abrahamson as alternate) gives us access to such things as copy services, equipment loans from the city, and access to the Longmont Senior Center for meetings (barring COVID restrictions), as well as access to NIP grants and block party funds
- c. Bill attends monthly NGLA meetings and also attends the monthly BOD meetings to report on the NGLA activities and announcements (although many meetings have been cancelled due to COVID restrictions)
- d. NGLA is a way for the city to provide information to neighborhoods and for the city to get input from neighborhoods
- e. All NIP project applications for 2020 were approved. There were 6 projects, totaling \$38k (leaving \$12k unclaimed). It seems likely that the evolving complexity of the NIP process has discouraged participation.
- f. Public Safety:
 - i. Crime has been consistent with past years (no steep increases). An arrest was made for one homicide in 2020. Longmont typically sees 1 homicide every 3-4 years.
 - ii. The Longmont PD has an existing policy on excessive force, which is now in review based on state and federal statements after various incidents nationwide over the spring and summer.
 - iii. Police radio communications are encrypted to help prevent safety issues should people try to travel to active crime scenes. The Times Call has decryption capability and also receives daily summaries of all police calls as a check-and-balance measure.
 - iv. Police coverage is currently low, but 18 cadets have or will soon exit the academy to join the police force. Even with these 18, the headcount at the PD is 6 below target.
- g. State of the City:
 - i. City Manager Harold Dominquez, arguably the most important member of the City staff because his office controls budget and spending, was invited to give a State of the City update to the NGLA.
 - ii. The City Manager showed up without any prepared material at all, and instead elected to "wing it" with an open Q&A format. He did not inform the NGLA in advance of this plan, so NGLA members were caught off guard. This lack of accountability should be unacceptable to the NGLA.
 - iii. A Capital Improvement plan for City parks had to be scrapped because it failed to include maintenance costs for the improvements.
 - iv. The City has received a grant of \$8M to help with traffic mitigation on Main Street.
- h. Other City Updates:
 - i. The City Council unanimously adopted a citizen-initiated resolution and declared a "Climate Emergency" at the end of 2019. A task force has been formed and is preparing recommendations for the Council to take accelerated action to address climate change.
 - ii. The Windy Gap water project is proceeding, after bonds were approved in 2015. The bonds will be repaid from water utility revenues, which is expected to double water rates from 2015 to 2025. Expect about 40% more increase in water rates by 2025. Water Conservation matching grants of up to \$20k (separate from NIP projects) are available from the Northern Water Conservancy District for water efficiency projects. It may be feasible for our HOA to explore this.
 - iii. Four regulated Cannabis Dispensaries are now operating in Longmont City limits, plus two that appear to be in the city but are actually on county land.
- i. The property management firm PML was absorbed by PMP Realty. Several members of the NGLA are networking as their neighborhoods try to sort out the impact this will have on them. Please let Bill Hallett know if you wish to get into contact with any of the affected neighborhoods.

Review of Other Projected Budget Items: As mentioned in previous years, this is the long-term list of big-ticket budget items that the Board has identified and will be planning for over the next 5-10 years. Please let the Board know if you think something should be added to this list:

- 1) Finishing the west fence and planning for repairs (as needed) on fence along golf course
- 2) Maintaining and possibly upgrading our sprinkler system
- 3) Review and revision of all HOA documents

- 4) Landscape maintenance and repair

Budget:

- 1) Copies of the proposed budget were available to all attendees
- 2) Not proposing any increase in HOA dues, and not – currently – projecting a need for that for at least a few years to come (if this changes, it will likely be due to water costs)
- 3) Three biggest increases are grounds maintenance, grounds repairs, and water (all previously discussed); taxes and insurance also rose slightly; all other amounts remain the same
- 4) Sabrina Lee motioned to approve budget as proposed; Joe Taylor seconded; no discussion ensued; all in favor; none opposed; proposed budget passes as presented

Dues Reminder: Must be PAID IN FULL not later than 31 January 2021 to receive discount.

Open Floor:

- 1) Bob Lee asked about a timed outlet for the 17th street entrance; last estimate approximately \$500
- 2) Side lights on that entrance monument also need to be replaced; Wade will address
- 3) Some discussion about recycling options for light bulbs and Christmas lights; Shannon will research and send out some information on recycling options for Boulder County (done on 9 December 2020)
- 4) Dave Sanders asked about the west fence: We currently do not have enough funds to finish that replacement project on our own; Wade is in contact with apartment management company; they are at least willing to talk about sharing some of the cost and have asked for documentation about pricing and schedule; schedule will not be set until any cost-sharing is agreed upon and we verify we have the funds for our share (or somehow arrange to come up with the funds); our current projections estimate the total cost will be about \$60,000; whenever we come to an agreement, it will have to include access through the apartment complex's dog park for the 3 northernmost houses on Reserve (the rest of the fence can be accessed from our common area)
- 5) Back fence that borders the golf course is an HOA fence as well; it is in a better state of repair than the west side but we will need to keep it in our long-term plans
- 6) Golf Course: starting with the 11th hole, many of our homes are in the flight path of errant balls; Wade has been working with the golf course management in an attempt to reduce the number of ball strikes on our houses; With golf course approval, one home paid to have 2 trees planted outside their fence on golf course property; the current POC with whom Wade has been dealing will be retiring at the end of the year; If any homeowners on the golf course side want to have anything specific addressed, let Wade know; if possible, he would like to get that ball rolling before the current POC retires (we understand you don't want to block your view, but a well-placed tree could be helpful)
- 7) Laurie Tart mentioned that the sidewalk in the passthrough from Reserve to 17th has heaved significantly and may be past just grinding it down; it may need to be re-laid or at least mud-jacked; Wade reached out to city just as COVID was starting; he will reach out to them again
- 8) Wade asked the city about fixing cracks in our streets; city public works could fill with sealant; Wade will revisit

Election of BOD:

- 1) The current Board is willing to serve again
- 2) There was an additional nomination made but that individual was not there to accept
- 3) Bill Hallett motioned to vote in the 4 nominees, with the 4th position pending acceptance by the nominee; Dave Sanders seconded; all in favor; none opposed; motion carried; 4 members elected to Board
- 4) The 2021 BOD will consist of Scott Knollenberg, Wade Whiteley, Shannon O'Brien, and Bob Reding (pending acceptance) [if not accepted, we will still have a 3-person Board, which is in compliance with our governing documents]

Election of NGLA Representatives:

- 1) Shannon motioned to retain Bill Hallett and Scott Abrahamson as NGLA representatives; Sabrina Lee seconded; all in favor; none opposed; motion carried

2) Bill Hallett and Scott Abrahamson will continue as NGLA representatives for The Reserve at Ute Creek HOA

Adjournment:

- At 6:20pm Shannon motioned to adjourn; meeting adjourned