

Board of Directors held their regular meeting on Monday September 16, 2019.

HOMEOWNER CONCERNS:

- The rocks and debris that were left on Kettle Avenue by the storm have been cleaned up by our landscaping company. Before they could get here, several neighbors spent time clearing the rocks to make the street more drivable. A special thank you to those neighbors for their efforts.
- The letters on the Jersey entrance sign will be painted.
- Someone drove onto the Jersey entrance causing damage to the landscape.

COMMITTEE REPORTS:

POOL:

- A representative from Front Range attended the board meeting to present a pool report for the 2019 season which included recommendations for repairs, pool usage and a contract for 2020. The board felt that Front Range did an excellent job running the pool.
- The pool equipment has been winterized.
- The pool cover is too loose and will be tightened in the next couple of weeks.
- The furniture still needs to be stacked and put in the office.
- Awnings and sun shades will be taken down the last weekend of September.

LANDSCAPE:

- A small tree was lost in the storm but there are no plans to replace it yet. There are also some rocks in the riprap drains that need to be replaced.
- The entrance at Holly and Kettle needs to be redone. Bob is going to develop a plan and ask some volunteers to review it before it is implemented.
- Several trees need to be trimmed of dead branches.

TENNIS: The tennis teams have returned the keys that gave them access to the pool bathrooms.

DESIGN REVIEW:

- Homeowners are generally getting approval for projects but are reminded that improvements do require approval. Design Review is up to date on homeowner requests. If a homeowner has emailed a request to Design Review and has not received a reply, the homeowner should follow up.
- Design review is still planning on walking the greenbelt to check on the status of fences as it has been noted that there are some problems. Fences on the greenbelt should be split rail and have welded wire mesh on the inside of the fence. Chicken wire is not allowed. Also, the wire should not go above the top rail.
- Homeowners are reminded that sheds are not allowed. Starting in January 2020, any home sale will have an additional walkthrough done by design review before closing. Any problems noted would need to be handled before closing, this would include taking out any shed.
- Window replacements need to be approved unless they are replaced in kind.
- The design review committee asks homeowners to get approval on all roofs, even if using one of the approved products and colors. The committee plans to review the list of approved roof materials as there have been changes in products since it was last reviewed.
- If you are planting a tree close to a neighbor's property, be a considerate neighbor and get their approval as trees will eventually spread over their property also.
- Design review is reviewing the landscaping of several homes as the yards are not in good condition.
- A homeowner who has been asked to do some needed maintenance for over two years will be fined if the work is not started by October 15.

MEMBERSHIP:

- The annual assessment for 2019 has been paid by all 401 homeowners.
- Seventeen home sales have closed in 2019 and two sales are pending.

SOCIAL: The social committee hosted the pool games on Labor Day and next will host the fall festival. Katie Bojtos is stepping down after being social chair for six years. Thank you, Katie, for all your work. Please contact Katie if you would be willing to be the social chair.

NEWSLETTER: No report.

OLD BUSINESS: None.

NEW BUSINESS: None.

The next regular board meeting is scheduled for October 21, 2019 at 7:00 PM at Koelbel Library. Homeowners are welcome to attend.