

**MCCLELLAND'S CREEK MEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
SEPTEMBER 21, 2016
NOTICE OF MEETING**

The General Session meeting of the Executive Board of the McClelland's Creek Homeowners Association was held on September 21, 2016 at 5727 Big Canyon Drive, Fort Collins, CO

Directors Present	Term
Chip Beake - President	2016
Brian Lee - VP Treasurer	2018
Leslie Ross- Secretary	2017
Angie Sampson- Member at Large	2017
DRC Chair	
Derek Wideman- Member at Large	2018
Landscape/ Parliamentarian	

CALL TO ORDER

The meeting was called to order by Chip Beake at 6:01 p.m.

SECRETARY REPORT

Be it resolved, upon a motion made and seconded to approve the General Session meeting minutes of the August 24, 2016. Motion passed unanimously.

HOMEOWNER FORUM

Kyle Niemeyer, Charlie Catson, Lisa Purcell, Donn De Coursey, Rachel Kaylor, Allison Wideman, Heather Schuller, Mic Finn, Tom Smails, Tina Nevin, Bill Doe, Scott Bradford, Danny Shearer, Shirin Rajabi and Dave Betley were in attendance.

Chip Beake asked if the homeowners had any concerns or had questions. An owner reported a wasp nest at the playground. An owner was pleased to see that new trees that were planted. The homeowners were notified that they could listen to the presentation by Brian Lee of the financial condition and proposed budget. Chip Beake presented the Agenda to the Board, management presented the board packet and Brian Lee presented the proposed 2017 budget.

FINANCIAL REPORT FROM BRIAN LEE

Treasurer Brian Lee gave a report on the financial condition of the HOA and provided a detailed report for the 2017 budget as follows:

Revenue would be projected for 136 homes for 2017.

Contracts were requested from the trash company, pond mosquito service, landscaper, management and insurance which will be fixed expenses.

The social committee set their cost at \$1,000.

The costs for snow removal, landscape extras, flag pole, water, electric and trees are anticipated and projected costs.

The reserve study recommended a reserve balance in 2015 of \$118,000 for future expenses to stain the common area fences, repair concrete, repair and replace monument sign, repair and replace fences and stone columns, replace play equipment, refill tot lot ground cover, new irrigation and landscaping noting anticipated dates for each item to be completed within 1 year to 25 years.

However, at this time there is \$22,281 in the savings account for reserves. \$20,000 has been budgeted for reserves from the 2016 budget. \$8, 333 of the \$20,000 has been transferred and hopefully the remaining at the end of the year.

An additional \$2,600 was recommended to be budgeted for 2017.

The short fall in reserves is due to the Ryland Homes contribution not being sufficient for the reserves.

At this time the HOA is expected to receive reimbursement for irrigation repairs needed and for trees that died. This income will be deposited into the reserves.

The Board went over each line item of the budget that gave the actual 2015 year end expenses, August year to date expenses and projected expenses for 2017.

The Board would like to approve holiday lighting and received a proposal from the company who does the lighting at Observatory Village. The costs for the decorations would be a one time fee and kept by the HOA and the labor to install and remove would be \$750 a year.

The budget was tabled for approval until the October meeting. The budget is ratified at the annual meeting.

HEARING – 4003 Wild Elm

The homeowner attended the hearing regarding the tenant's alleged illegal activities, excessive noise and speeding. Chip reported that the police were contacted for excessive noise, teenagers drinking and speeding on July 27th and August 25th. Witnesses at the meeting were present who witnessed teenagers climbing in the basement window, beer bottles, broken glass, urinating in the landscape, speeding, drunkenness, sexual paraphernalia and vomit in the common area. 10 witnesses whom attended are concerned for the safety of their children. The police were called (several times) the night of August 25. The police were delayed and not able to arrive until about an hour after the initial call. When the police arrived the teens had all left the premises. Several of the neighbors spoke to the tenant voicing their concerns. The neighbors reported that the tenant showed no concern for his actions and made offensive comments taking no responsibility.

The homeowner was apologetic for the actions of the tenant and will do an inspection of the home. The Board agreed that the homeowner is responsible for the tenant and the covenants need to be enforced. The Board can levy a \$5,000 fine per the enforcement policy. The Board stated they would give her a reply to the hearing and fine within 15 days.

Next Meeting

The next Executive Board meeting is to be October 12th.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 7:38 p.m.

