

**MCCLELLAND'S CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING
NOVEMBER 8, 2018**

CALL TO ORDER

President Chip Beake called the annual meeting to order at 6:31p.m. following the sign in at 6:00 pm

PROOF OF NOTICE AND DETERMINATION OF QUORUM

Becky Stewart announced that a quorum of members was present to conduct the annual meeting. There were 35 homeowners present in person or by proxy. The notice was mailed to 138 members on October 12, 2018.

INTRODUCTIONS

Chip Beake introduced the board members Angie Sampson and Danny Shearer. Brian Lee will be attending the meeting shortly after the school musical event just next door finishes, and Jeff Harmon was scheduled for work and could not attend. Chip introduced community manager Becky Stewart with Poudre Property Services.

PURPOSE OF ANNUAL MEETING

Chip Beake stated the purpose of the meeting is to ratify the budget, elect 2 board members for a 3 year term, approve 2017 annual minutes, provide the presidents report and give owners opportunity to ask questions.

APPROVAL OF THE 2017 ANNUAL MEETING MINUTES

A motion was made and seconded to approve the meeting minutes of the November 7, 2017 annual meeting. Motion passed unanimously.

RATIFY THE BUDGET

Chip provided the 2019 budget that was approved by the board at the October board meeting. The budget was mailed with the annual mailer. Brian Lee has worked on the financials and budget over the past 3 years. The dues will remain the same at \$68 per month.

The 2019 revenue will be ~\$114,248 with ~\$96,834 in expenses. The reserve contribution will be \$17,413 for the year 2019

Chip stated that \$30,000 of the budget is for landscape, the water budget is \$15,000, trash is \$10,631, irrigation is \$5,000 and management is \$11,940.

The water was projected to be \$16,000 in 2017, however year to date is \$21,000. The board will meet with Oster Landscape to review the water costs and best options to reduce water. Chip explained that there were problems with the installation of the irrigation and that Derek Wideman helped Oster Landscape with the irrigation. There are 260 irrigation zones and 10 are on a manual time (not connected to the system). There will be a "BOD-Irrigation meeting" with Oster Landscape scheduled for late 2018 or early 2019 to discuss options and monitoring of the zones.

A motion was made and seconded to ratify the proposed budget with no increase in dues. Motion passed unanimously.

ELECTION

Chip Beake announced that Brian Lee and Angie Sampson terms have expired and that they did not choose to run for the open seat. Chip thanked Brian Lee for his time reviewing the financials each month and the preparation of the budget. Chip thanked Angie for her time on the Board and as the DRC chair in review of hundreds of applications over the past year. Both former BOD's received a "round of applause and many thank you's" from the attending members. Both established a solid foundation for the neighborhood design review and the neighborhood budgeting.

Chip asked for nominations from the floor. Sean Purcell and Brad Weltzer both volunteered to serve on the board and were nominated from the floor.

As there is 2 open seats and 2 candidates a motion was made and seconded to vote by acclamation. Brad Weltzer and Sean Purcell were both elected to the board for a 3 year term.

PRESIDENT'S REPORT

Chip Beake reported major car/home accident at the corner of Strauss Cabin and the bike trail. A city light pole, HOA fence, HOA irrigation, and the homeowner's deck was severely damaged/destroyed from a vehicle accident--teen drivers speeding. The driver has insurance and a claim will be submitted.

Chip thanked Kyle Niemeyer for his care servicing the flag this year. Kyle stated that the newer flag that is better quality has lasted longer and was purchased from a local vendor in Loveland CO.

Chip reported that he has been working with the city regarding the 10 dead trees in the easements. The city stated they would be replaced this spring. However, the City of FC changed their mind and stated to the HOA, they do not have the funds in their budget to replace them.

Storm Water Drain:

Detection pond #6, SE Corner of McClelland's Creek:

Chip has been working with the city regarding the detention pond #6, The HOA was given a poorly designed storm water street drain. Chip reported that this drain system should be like we have in the rest of our neighborhood as this is a brand new neighborhood developed by: Ryland Homes, Cal-Atlantic, and now Lennar Homes, engineered by Northern Engineering, and approved by the City of FC.

The problem is the storm water chase (above ground) has to make two 90 degree turns and go uphill before the water enters the detention pond. McClelland Creek HOA was been told by city officials that the current problem is an HOA problem and not the liability of the City FC, the developer, or Northern Engineering.

However, the HOA was given this brand new neighborhood by the developer, we (the HOA) cannot be responsible for a major civil engineering design. Chip stated the problem in the #6 pond would cost between \$8,000 and \$12,000 to repair.

The new board will discuss the issue, options, proper design, and solutions with HOA manager, and HOA Attorney.

HOMEOWNER COMMENTS

Ground water, subsurface water, and sump pumps: Homeowners shared their problems with the drainage on their lots and basement sump pumps, and the members would like to have an HOA involved. Homeowners would like to have a subcommittee formed for the neighborhood to help focus this issue, start a survey of the community, and discuss options of where this water is coming from.

Homeowner would like the meeting minutes emailed after board meetings.

Homeowner reported the HOA irrigation water is on 5 days a week and that the irrigation needs to be checked come spring.

Homeowner asked if the board would seek bids for landscapers.

The Board thanked all members for attending the meeting. All comments will be taken under advisement at the board meeting.

ADJOURNMENT:

There being no further business to come before the Board of Directors at this time the meeting adjourned at 7:33 p.m.
Respectfully Submitted,

Becky Stewart
Community Manager
Poudre Property Services