

MCCLELLAND'S CREEK HOMEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
APRIL 20, 2017
NOTICE OF MEETING

The General Session meeting of the Executive Board of the McClelland's Creek Homeowners Association was held on April 20, 2017 at 5727 Big Canyon Drive, Fort Collins, CO

<u>Directors Present</u>	<u>Term Expire</u>
Chip Beake - President	2019
Chris Lemmon - Secretary	2017
Angie Sampson- Member at Large DRC Chairwoman	2017

<u>Directors Absent</u>	
Derek Wideman - Member at Large - Landscape chairman / Parliamentarian Chair	2018
Brian Lee - VP and Treasurer	2018

CALL TO ORDER

The meeting was called to order by Chip Beake at 6:32 p.m.

A Board of Directors quorum was established.

Chip Beake, the President, introduced board members: Chris Lemmon and Angie Sampson to the attending homeowners.

President Report

Be it resolved, upon a motion made and seconded to approve the General Session meeting minutes of the December 6, 2016, December 13, 2016 and the January 31, 2017. Motion passed unanimously.

HOMEOWNER FORUM

Homeowners who signed in as attending were Karen Lemon, Kyle Niemeyer, Norm Larkins, Tina Nevin, Sean and Lisa Purcell, Danny Shearer, Mic Finn, Carrie Fitzgerald, and Charlie Carson, Alison Wideman.

A homeowner mentioned having a Slow Down battery powered LED sign posted as the city will not install at the location needed. A board member stated that the speed humps were denied by the city a year ago after their study. The Board was requested to contact the city as there are more homeowners at 138 now. Board member to contact the city for follow up.

Basketball Hoop:

A homeowner asked if the HOA would purchase a Basketball Hoop for the community to use and have it placed at the dead end on High Desert. The city would need to approve as the street is owned by the city. There is a sanitation disposal and at the trail open to public at the end of the street. Management to inquire with the city.

A homeowner reported the problem with dog excrement along the trail which his not HOA common area. There is a dog stations in the HOA park.

A homeowner reported that kids have been playing in the newly planted trees causing damage. Management asked for anyone seeing this to report to the HOA with their address as they will be liable for replacement if needed.

BOARD DISCUSSION

Trash Service

Recently homeowners received a bill for trash service. Waste Management had not been billing correctly to some homeowners. The HOA provides the cost for one small green trash container at 35 gal and 1 big yellow recycle at \$6.00 per home per month as part of the HOA fees.

If the homeowner wants a larger container, this will be a contract between waste management and the homeowner. The homeowner they will be billed the difference by WM. The board reviewed trash service provider's proposals and found that they are more than double the cost of Waste Management.

Fence Painting

The fences will be painted in June on the side facing common areas. The HOA will have ½ the common area fences painted this year and the other ½ next year. The Rocky Mountain High School Football team with coach supervision will paint the fences at a cost savings to the HOA. The project is planned for early June and notices will be provided to each homeowner. Chris Lemmon will work with Sherwin Williams for purchase of the paint and it will be stored at a board members home. The cost of \$7,000 will be expended from the fence painting reserve account #9101.

Mulch Rock Replacement

The Chairman of the Landscape Committee, Derek Wideman, will be obtaining the best price for new mulch, wood chips (blue park), and rocks for the common areas this summer (2017).

Homes located in the: Everett / Schilling section.

The "10 alley lot" Everett/schilling, HOA Fee

The board discussed the 10 homes within the "alley lots" that should be paying for asphalt maintenance and snow removal. The Board further discussed these costs and appropriate dues. We will continue to have HOA membership discussion and this topic will be on the agenda for the next HOA meeting in August. The proposed effective date of HOA fee change will be: 1/1/2018. This is specifically directed towards the "10 alley lots."

HOA Ryland Homes Audit

Chris Lemmon has been working with Ryland/ Cal Atlantic Homes and their CPA who should have provided the transition audit over a year ago. Over the past year their CPA has not been able to get all the documentation from BRC who managed the association at the time of transition. Chris Lemmon reported there is a shortfall due to the HOA from Ryland Homes of approximately \$20,000. At this time, the transition audit is not completed per the Colorado Common Interest Ownership Act. Management to seek legal counsel regarding the position the board should take at the next legal workshop.

Social Committee

Chip Beake reported that Leslie Ross has planned the Garage Sale on May 13th and the Summer BBQ on May 20th and that Kelly Hughes will be working on the library box project with the social committee, the proposed location of the library box is in "President's Park," sometimes referred to as "Park Chip," which is located as the first park on the right side of the neighborhood.

Mosquito Control

The Board was not satisfied with the last mosquito control company and have agreed to have the landscape committee members use pellets in the water pools and try to correct the mosquito problem.

Landscape

The Board discussed trying to save on water by extending the date to turn on the water. The Landscape Committee Chairman, Derek Wideman and volunteers that included Alison Wideman, shopped for the best early spring tree deals/pricing. The Chairman planted 10 new trees for neighborhood, as of 4/20/17. They have been hand watering them.

City of Fort Collins – Acceptance of Ryland/Cal Atlantic Homes – Common Areas

Board members and Management met with the city, Ryland Homes and contractors in November of 2016. A list was provided by Cindy Dugan with a map and notes of all items that need correction before they release their bonds and accept the project.

Ryland/ Cal Atlantic Homes have completed the sidewalk repairs. The city will make sure they repair any sprinkler damaged during the work. Derek Widman confirmed that they will be working on Lot J and other areas with drainage problems. Derek will be working with the city to make sure that the HOA irrigation system is not compromised during the work and the system will start up at the appropriate time.

Financial Report

In absentia, Brian Lee (VP and Treasurer) provide an electronic financial report update to the BOD. This report was delivered by the President, Mr. Chip Beake, stating that there is \$12,000 in the checking account and \$41,000 in the savings account (reserve fund).

Chip Beake thanked the homeowners for attending the board meeting.

Next Meeting

The next meeting is August 22, 2017 at 6:30 pm at 5727 Big Canyon Drive.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 7:36 p.m.

Following the board meeting, the DRC, Board and Management met to discuss the DRC guidelines, DRC submittals and violations.

Respectfully submitted by

Becky Stewart, CMCA

Approved by Board of Directors 5-2-17