

PARKSIDE AT GOVERNORS RANCH HOMES ASSOCIATION
MINUTES OF THE ANNUAL MEETING
OCTOBER 17, 2018

Call to Order: President Kathleen Jameson called the meeting to order at 7:32 pm, welcoming everyone to the annual meeting. Other Board members present were Jerry Chamberlin, Vice President, Jim Full, Director, Linda Melphy, Secretary-Treasurer, and Lori Shields, Director. Kathleen also introduced Kevin Lavene, HOA Manager.

Quorum: Kevin Lavene verified that the quorum requirement of 10% had been met both in persons attending and with proxy votes.

Approval of 2018 Annual Meeting Minutes: Association members reviewed the minutes of the Annual Meeting held October 18, 2017 and the minutes were approved as written. Motion made by Jerry Chamberlin, seconded by Marti Archer. All voted in approval.

Note: Kathleen Jameson noted that this will be the last time minutes will be approved a year later. The Board has the authority to approve at their meeting in October or November following the annual meeting rather than wait a year.

Tax Resolution Discussion: Kevin explained the Resolution regarding Excess Income Transferred to Replacement Funds was required by the Auditors in response to an IRS regulation requiring a vote of the HOA members approving a transfer of operating funds left at the end of the year to reserves. He further explained that if not approved, the excess funds would be returned to members, even if extremely small, costing more than the probable refund, even requiring a check for 3 cents. A question was asked about how much is the refund? Kevin explained the amount won't be known until end of fiscal year. Motion made by Marti Archer to approve, seconded by Tom Archer. All attendees were in favor and the Resolution passed. Kevin explained we would be doing this yearly.

Financials: Kevin reviewed the financial reports, showing the overall view of our finances and asked for questions. He mentioned questions could be asked anytime. Just call him. Bryan Erbentraut asked what the value was of having an HOA Manager over a bookkeeper and the difference in cost. Rather than wait for the Open Forum section, Jerry Chamberlin asked to respond and said that Kevin provided, per Colorado State Laws, compliance with state requirements, and more options for expertise and assistance in Parkside projects, as in obtaining quotes for the changing front entrance or street repair or possibly having one service do the front yard maintenance. He provides an impartial perspective in doing DRC walkthroughs. He could do what the bookkeeper had been doing and much more. Taking over DRC review process, in tandem with DRC, would provide a more independent aspect in handling infractions or making suggestions to change the DRC guidelines. He has his own company and is considered freelance. There were no additional questions. Kathleen said we were not planning on going line by line to save on time. If questions, please call.

President's Report: Kathleen thanked the members for approving the Amendments to the Declarations and Bylaws with 78 responded in voting in approval, making us compliant with state law and current with changes that had been in practice since the 1990's. We passed our audit which is a great reflection on Sharon Leiter, our previous bookkeeper for 13 years. The recent street sealcoat project was done in the summer with the hope that it would extend the life of the streets 3-5 years. Linda had updated the address directory and service directory and if there are future updates, please advise Linda right away. She stressed doing things by email. Linda has developed an FAQ including history of Parkside issues to be posted on the GRHOA website. Alex Jameson had condensed the number of boxes of Parkside's documents down to 4. He's also painted the signs, light poles and new bulletin boards. One of the FAQ's addresses Governor's Ranch. She asked the members in attendance to let the issue with seceding from Governor's Ranch go. This history on the FAQ will show the many attempts and the divisions within Parkside itself over seceding.

We are planning on a professional reserve study scheduled for 2019 to determine the amount we need to build our reserves to cover the cost of the street replacement that will be happening in a few years. While the study

done by Jim Full and Jerry Chamberlin met the requirements of a reserve, the auditors had suggested a professional outside study. The last formal one was done back in the 1990's by KC Pope.

Our big push is building up the reserves.

Committee Reports:

Design Review Committee: Jerry noted the heavy level of activity in Parkside this last summer. He reported that the DRC had been busy his summer with 40+ letters to homeowners for things like paint and tree trimming. Only two issues remain outstanding and are being addressed. He thanked Alex and Kathleen for their help in posting the letters.

Linda mentioned that the DRC works hard to be neighborly in their approach and have made suggestions for changes based on new items that are available and new styles and recognizing when something doesn't need to be so strict.

Communications: Linda mentioned the Service directory has been updated and uploaded and asked members to remove recommendations if performance has changed. The Amendments to the Declarations and Bylaws recently passed have been uploaded. There's now a section for resolutions to be posted. We are trying to make room for the FAQ section and GRHOA website is having an issue. They are working on it, but also advised they will have a new web design next year that they hope will be more manageable. Linda thanked Marti Archer for printing the address directories for us. She also mentioned the revised DRC guidelines will be printed and forthcoming shortly. We also post them in the newsletter when passed.

Nominating Committee: Linda thanked Judy Yaw and Lorna Full for helping on this committee and that we had great recommendations that led to several viable candidates.

Social Committee: Linda thanked the Social Committee for hosting the Annual Meeting and all the other activities through the year. She said she considered them the "heart" of Parkside. She thanked Barb Waller as chairperson and asked her to give a brief review of her committee's activities. Barb named her committee members and mentioned that they were aware of the Board's wish to be more conservative and they are committed to change things, starting with the Christmas party. She considers her committee members to be exceptional: Peg Drovdal, Lorna Full, Barbara Herbaugh, Alanna Larsen, Marge Schurr, Pat Shaw, Helen Wulf (who donates her driveway for the barbecue), Judy Yaw, Marti Archer, and Missy Igel.

Hospitality/Beautification Committee: For Hospitality, Kathleen Jameson thanked JoAnn Demoro, Chairperson and Gloria Yaezel, her assistant, for delivering get-well and sympathy cards to residents and delivering goodies to new homeowners. JoAnn said we had five new homeowners this year who were give welcome goodies: Hublers, Roberts, Archers, Holmes, Steve and Nicole with children. Seven sympathy cards for loss of residents and/or close relatives of residents. Nine were sent get well cards. Also several cards upon loss of pets. A big thanks to Gloria Yaezel for her homemade goods made for new residents. She asked that they be notified of any cards that may be need to be sent. .

For Beautification, Gloria Yaezel talked about the flower barrels and the residents who have helped her deadhead and fertilize and water the barrels to keep them beautiful. She thanked Cheryl Parker and Roxanna Mitchell and a special thank you to Jeff and Lisa Buckmann who had extended their drip system to include the barrel on the north end. She also asked that residents pick up debris when they see it to keep our area in good shape. Kathleen asked for volunteers to assist Gloria with the Christmas decorations and flower barrels.

Kathleen introduced Barb Hubler as a new resident.

Kathleen mentioned all the volunteers who do things to improve our area on their own. They need to know it's not unseen and it is so appreciated. Jerry mentioned that he had counted 37 names on the residents' list as helping out in some way on community projects and thought that was outstanding.

Capital Improvements: Kathleen advised that the question of a special assessment for the streets is not if, but when. The reserve study will help us in building up the reserves now. Jim introduced his neighbor old neighbor, Joan Olsen and new neighbors, Kris and Tom Olsen. This year he had the input from Dick Igel, Alex Jameson, Paul Korby and Bryan Erbenraut. He is hoping we won't have to spend reserve funds on the streets next year. He encouraged the residents to speak to a Board member if they want something and the Board will consider it.

Special Projects: Lori had nothing to report.

Additional Comments from President: Kathleen mentioned that Sanford had originally had a 5-foot no-water zone in the original plans; somewhere that was changed to 3-foot. She also mentioned that planting right up to the drain pan is a violation and can cause problems for your neighbor. However, because of water problems that some are experiencing, she suggested reverting to the 5 foot zone. She also mentioned that in the DRC guidelines, if you disagree either the guideline or a letter sent to you about a guideline, or want to discuss it with the Board, please bring it up to them. The Board is open to discussion and change. Linda asked that residents tell their neighbors if their drain pans need maintenance.

In January, Kevin will be taking on the responsibility for DRC walk-throughs, working in tandem with the DRC members. He will be making these walk-throughs more frequently and plans one specifically to look at paint conditions in February. Then a 6 month window will be given to have the work done.

Snow Plowing: A new contract will be signed with Emerald Isle to handle our snow plowing needs. Kathleen mentioned how impressed she was as the representative recognized the problems inherent in our streets without them being pointed out. Instructions are for normal snows to push the snow out to the cul-de-sac and out the south gate. They are to plow if 4 inches are on the ground, but if it's at 3 inches and more is forecasted, they will plow then to keep ahead of the situation. Kathleen asked that residents do not talk to the drivers, but to contact Kevin if there's an issue.

Nominations and Elections: Since we have two openings and two nominees, Kathleen Carothers and Kelly O'Connor are elected as new board members. Vote tallies are 44 for Kelly; 43 for Kathleen.

Open Forum: Marti Archer asked for an update on changes to Grant Park. Jerry Chamberlin reported that they can go to the Foothills website to see the map which indicates changes. There will be an ADA approved path for safer access to the park; a large section will be planted with native grasses. The inner part of the updated loop will be regular grass. While it was slated for starting in September, it seems that did not happen.

Jerry thanked Kathleen for her service as President and said she had been a great president, handling issues efficiently, always around the neighborhood and knowing what's going on.

There were no other questions.

Adjournment: Motion to adjourn by Kris Olsen; seconded by Barb Herbaugh. All in favor. Adjourned at 8:32pm.