

**Minutes  
of  
Huntington Pines HOA Board Meeting  
September 25th 2019**

**Call to Order**

The meeting was called to order at 5:30 pm by Didi Zeichner at her home. Chris Eby was stuck in traffic so the meeting started late. Larry Sigman, a member of the association was asked to join but had to send last minute apologies due to a late running appointment. Present also at the meeting was Ronnie Purcella, a pest control specialist, who was asked to attend to address a concern about voles.

**Financial Review**

Didi and Roy reviewed the financial accounts set up by Chris Todd establishing CDs at First Bank whereby the HOA can accumulate interest on our deposited funds. Chris asked that the board sign an authorization for the account which was signed by Didi and Roy.

Discussion was had about the report from Rana's conversation with Chris about compensation for accounting services Chris has performed on behalf of the HOA. It was agreed that the HOA set up a budget line item for compensation for Chris as he continues to act as accountant for the HOA.

Didi mentioned that Chris mentioned to her that the water bill for the HOA was high this month (August). A review of the expenses through August show an expense for water of \$8968.46, varying from lows of \$21.44 to \$22.26 per month January through May and then jumping to \$1812.18 and \$2303.22 for June, July and August. *Didi will speak to Vintage East, the HOA landscaping maintenance company, to see if we can save money by dialing back the number of days or the time of each water cycle during our common area watering.*

**Voles**

Mr Ronnie Purcella presented to the board a proposal for the mitigation of the voles in the community. After receiving a notice from Mark Hafley about voles damaging some of the lawns in the community, Didi contacted Ronnie's firm for a solution. The board initially expressed concern about using poison baits to get rid of the critters. Mr Purcella present a solution for using a poison that does not cause secondary poisoning of creatures, such as owls, dogs, cats, et cetera, which may consume a poisoned pest.

Chris Eby arrived during the presentation of Mr Purcella's proposal. The board reviewed Mr Purcella's proposal and found it acceptable with modification of the duration of the proposed contract. The board decided to accept Mr Purcell's plan for initiating the vole mitigation treatment once a month for three consecutive months, taking a month break, then one additional application. Then, in the spring, if the vole problem resurfaces, the HOA could initiate the program again. Didi will be in contact with Mr Purcella to sign the contract and initiate the vole mitigation plan.

### **Fence**

The board has received a lot of positive comments from neighbors about the fence rebuild. Didi and Roy discussed a meeting with Beacon Hill neighbors and their maintenance specialist, James Fletcher and Ray Garcia of Denver Fence Construction. The parties walked the length of the common fence between Beacon Hill and Huntington Pines and examined the condition of the fence. Several rotted fence posts and warped top rails were noted. Ray has submitted a proposal to replace the posts and fix the top rails. Roy forwarded the proposal to Beacon Hill for review and comment.

It was decided during that walk that since the west property line for Huntington Pines extends south beyond the common fence with Beacon Hill that Didi and Roy would walk that portion of the Huntington Lines west fence after the meeting held on September 25th to see if any additional fencing requires repair or replacement. A result of that walk follows at the end of this report.

Roy will contact Chris Todd to see what the budget amount and timing is for the repair, replacement of the west fence common with Beacon Hill.

### **Backflow Testing**

Didi received the completed certificate from Vintage East showing that the back flow preventer passed inspection as required by law.

### **Gate and Safety Loop Repair**

Didi presented an email from Jim who owns the company that repairs our from vehicle entry gate, presenting prices for replacement of the safety loop which is exposed and needs to be repaired. Jim presented an option for replacing the safety loop with another in-ground loop or with a wireless system that operates by laser. The laser operated loop would be more expensive but would solve the problem of the seal in the asphalt being cut or broken and allowing damage to the loop which causes periodic gate malfunctions and repair delays. Didi will get more details from Jim about the two options and present the findings at the next board meeting. Roy will follow up with Chris to see what amount we have in our budget for work on the entry gate. The board also discussed having the

pedestrian entry gate switched from a keyed entry lock to a pushbutton entry lock at the time this work is done on the safety loop.

### **Records Retention**

Chris Eby will initiate the program for the retention of HOA records as required by law. This will involve setting up an online cloud based (DropBox) system as well as a permanent physical file of all HOA records. The board also discussed establishing an email address for the HOA to use for purposes of gathering the printing emails for record storage. The idea was accepted by the board and Chris will set up an email account for future use.

### **Computer Program for Gate**

Roy will follow up with Chris Todd to download onto Roy's computer the proper program for functioning of the entry gate.

### **Rana Kayla**

The board noted that Rana Kayal resigned his board position.

### **Dead Aspen Trees**

Didi asked two trimming companies for proposals to cut trees in the neighborhood. "Always on the grind" and "Johnny Apple Tree Care" provided pricing. Several HOA members accepted the opportunity to have the dead and dying trees in their yards removed or trimmed. Each homeowner paid the cost directly for the work done in their yards.

### **HOA Sign**

The green border on the HOA sign at the corner of Dayton and Maplewood was painted black by the fence contractor by mistake. Since the repair/replacement of this sign was pushed over from 2019 to 2020 budget period, it was decided to address this matter concurrently with the sign repair/replacement scheduled to occur then. The board discussed also having the pedestrian gate on Maplewood switched from keyed to a touchpad entry at this time. Roy will follow up with Chris Todd to see the budget amount and timing for this matter.

### **New Business**

#### **Snow Plowing**

Didi solicited bids from two snow removal companies for this season's snow removal contract. She received one bid and is awaiting the second. It was noted by the board that the bid price received, which was from the company that did the work last season, increased only \$5.00 over last season. When Didi receives the second estimate, the board will be prepared to authorize the best contract.

### **Vehicle Gate Remotes**

Chris Todd purchased two new gate remotes for the Maplewood vehicle gate. One of the new owners did not receive a remote for the gate when they bought their home.

### **Maplewood Pedestrian Gate**

Only the westerly pedestrian gate (left side when leaving the community) is operable by key. Didi made a couple spare keys in case a member needs one. The replacement of the keyed lock with a keypad entry lock was discussed by the board at this meeting.

### **South Fence**

Did had Vintage East landscaping cut back trees branches that were hanging down over the street along the south fence with Vintage East.

### **New Board Members**

Didi will send out a personal email to Larry Sigman to see if he is still interested in becoming a member of the 2020 board. She will also send out a broadcast email to all members inviting them to join the board for 2020.

### **Notice of HOA Annual Meeting**

Huntington Pines Annual Meeting is scheduled for 6:30 pm Wednesday January 22, 2020.

Items to be addressed for 2020 include:

Crack sealing the street

Mailbox posts - this was put off from 2019 into 2020

Budget for Chris Todd compensation

File Retention - Rana has offered to help Chris Eby set up electronic and paper document retention system, Chris will set up HOA email system

HOA Sign repair/replace, front gate entry system, front gate pedestrian entry keypad

### **Next Board Meeting**

Wednesday November 13th 5:30 at Didi's

### **Meeting adjourned at 6:27 pm**

After the meeting adjourned Didi, Chris and Roy walked and inspected the west fence that is not shared with Beacon Hill to see if the condition warranted consideration for repair. This included the west property line of Huntington Pines

Minutes of Huntington Pines Board Meeting September 25th 2019

behind the homes on Knott (9581), Zeichner (9583), Melstrom (9591) and Cohen (9593). Upon inspection it was determined that there is one 4X4 fence post in Knott's yard, one 4X4 fence post in Zeichner's yard and one 6X6 fence post in Cohen's yard that are rotted off at ground level and should be replaced. The rest of the fence including the top rail otherwise appears in good condition. Roy will follow up with Chris Todd to see what the budget allows for this work.