

2021 Monthly Red Fox Hills HOA Meeting
Monday April 19th, 2021
Online meeting due to wicked, crazy unseasonal snow

Approximate meeting time 6:30pm - 8:15pm,
Attendance people

Greeting and introductions - discussion of RFH branded onesies

Meeting called to order by Helmuth:

- President is elected by board and can be removed by board
- Helmuth - 23 yrs in the neighborhood
- Transform RFH website
- Monthly board meetings

Financial Report (Tom)

- 1st quarter 2021 = uneventful since no dues collected in the quarter
- All bills are currently paid off, no liabilities
- Annual budget - Income from dues is just under \$100,000. We spend approximately \$90,000 of that in grounds and pool. Estimated \$8,000 surplus for 2021. Current Assets as of 4.19.21 - \$29,264.19
- Surplus cash is for HOA matters TBD - (i.e. Mark brought up the unknown variable of the surface drains and possible expenses associated with them.) Should we commission a drain inspection? 116 households - \$750/household annually (including Western disposal fees)

Landscape Report (Mark)

- Approximately \$30,000 annual
- \$11,000 lawn maintenance
- \$11,000 to the City of Boulder for water
- \$8-9K leftover - last year most of it for tree maintenance (trimming, ash borer treatment, locust treatment)
- 2 new trees at the West Entrance to the neighborhood, 4 others abutting the Open Space/RFH Trail, All Oak trees! - Estimated expense - \$3,100. Previous board approved up to \$3,600. NO Emerald Ash Borer treatment anticipated for 2021.
- New water timer was installed last year for approximately 2K. Sprinkler system should be in good shape now.

Pool Report (Sam)

- Normally pool opens around Memorial Day, often the Fri. before
- We need to be sure there are no more freezes before we open it
- No big expenses anticipated
- Pool cover needs to be off for a couple of weeks before opening (to balance the pH)
- Bianca lanetta is the pool teen

- Need for a sign-up process is TBD and will depend on current County COVID guidelines at the time of opening
- Plan is to open on-time, Sam will propose guidelines
- We need another pool teen and another pool parent
- Pool teen is a paid position - clean it nightly, assemble the chairs, check it in the morning as well. \$500 for the season - approximately 4 hrs/week - 2 yr. commitment.
- Sam will draft an email to find a replacement pool teen and share with the Board.
- Pool phone was discussed. Wifi was discussed as an alternate option.
- Surveillance options up for discussion. Sam's business system cost was about \$800.
- Don't put your phone under the treadmill!

Architecture Report (Helmuth)

- Faux pax to refuse a request for Solar
- Helmuth will be the voice to respond to officially respond

Old Business

HOA Management Company - We will put this on hold and open up the May Board mtg. To the community to ask their questions, provide feedback.

Collection Policy - One household in the community that hasn't paid dues in 4 years. Previous board signed an agreement with a lawyer.

- Collection policy is currently being updated. In a month or so we should be able to put a lien on their property and foreclosure process can begin. Helmuth will go in person to give them one more chance to pay up!
- Helmuth proposes we be vigilant about addressing future collection issues right off the bat.

New Business

- Covenants and by-laws are out-of-date. Helmuth is working with a lawyer to get a bid to update these to standard.
- Sam suggests some free advice from the DA's office.
- HOA Website - approximately \$450/yr, SSL certificate for an extra \$50/yr.
- Community Event Discussion - Progressive dinners, Block party, Opening Pool Party - 1st week of the season, Garage sale

Next mtg - May 24th, 6pm