

RFH HOA 2010 ANNUAL MEETING MINUTES

@ The Coppoli Residence

6847 Twin Lakes Road

March 18, 2010 7:00pm

The Red Fox Hills Annual Homeowners Meeting was held on March 18, 2010 at the Coppoli residence. Approximately 22 residents attended the meeting. The RFH HOA Board of Directors wishes to thank all those who attended, as well as sincerely thanking the Coppoli's for hosting this important meeting for the *third* time. The following minutes are from the meeting: **IMPORTANT UPDATES FOLLOW!**

Landscaping/ Grounds Update- Joni Severson

Cy Hundley has decided to not continue to do landscaping work. Therefore I interviewed, and obtained quotes from, 3 different landscaping companies. Of these I was most impressed with a referral that came from Sam Iannetta- Green Valley Landscape. Their contact person, Alex, appeared the most knowledgeable and professional. His response to my questions about the sprinkler system was positive and matter of fact. This was very different from my experiences with the other potential providers.

Green Valley Landscape would be able to provide us with both landscape and sprinkler services- I think this is very advantageous for our needs. In addition, it will cut our costs for things like sprinkler heads broken by the lawnmowers as they replace them free of charge. Green Valley also is capable, and interested, in working with us regarding our possible need to replace parts of, or all of, our sprinkler system

Green Valley provides services for a lot of HOA's but also individuals. They provide services for Lake Valley, a portion of Somerset (Somerset divides the neighborhood between more than one company) and other small HOA's. They also do a lot of residential landscape, both regular maintenance and large projects. I spoke with two of their referrals; both provided glowing affirmations.

Cost:

For landscape: Per their contract, I figured over the 27 weeks they would be providing services we would pay them just under \$7000. This would include: mowing, spring/fall clean-up, aeration, weed/feed applications & shrub trimming- this is all the basic stuff Cy used to provide the HOA. This would not include any extra hourly work we would request of them. For comparison we paid Cy the following over the past couple of years: 2007 - \$8870 --- 2008 - \$7617 --- 2009 - \$8067. 2009 was higher as Cy did all the clean-up at the pool and basketball court areas.

For sprinkler: Green Valley's fees are either the same or less than our current contractor, Clay- Highland Enterprises (i.e. flat fees for start-up and winterization, as well as hourly rate). It is hard to do an annual comparison as it changes so much based on how many issues we have with the system.

Sprinkler System Replacement:

Last August Clay informed me that he was not interested in bidding on replacing our sprinkler system. He said he understood the consequences, he just was too small of a company now to take on such a big project. He did offer to work with us and whoever our new company would be. I recommend we have Clay come out (and we pay him his customary fee) for the start-up of the system along with Green Valley. He can go through the system with Green Valley and answer any questions they may have for him about the system. Green Valley said they would be able to give us cost estimates when the sprinkler system is turned on in the spring. They are willing to replace it in stages by zone or all at once. They will be able to tell us which zones are in need of repair the most and we can elect to start with those zones. I recommend we save any decision as to whether we replace the system, all at once or in stages, once we get feedback from Green Valley in the spring.

Common Space Tree Update- Joni Severson

This past year was the first year of working with Aaron Taddiken from Taddiken Tree Company with great response time and cost reduction from our previous contract with Davey Tree. I would recommend continuing our contract with Taddiken with the reminder that they will give a nominal discount to RFH residents who contract work from them as well (many residents in attendance commented on positive working relationships with Taddiken as well).

VOTE: Majority in favor of approving the new contract with Green Valley Landscape for both Landscaping and Sprinkler services, as well as renewal of the 2010 contract with Taddiken Tree Company. *Many thanks to Joni for all of her time and energy in coming up not only with a replacement Landscaping company, but also for the time and energy this particular board position takes.*

Western Disposal Contract and Compostables Update: Linda Higgins

Boulder County had passed an ordinance requiring “pay as you throw” one year ago that we were exempt from until our contract ran out on October 1, 2009. With the contract renewal, we were mandated by Boulder County to participate in the “pay as you throw” pricing system, along with the addition of every other week compostable pick-up. Our new contract with this ordinance caused an increase of \$2.50/month per RFH household, bringing our new monthly payment to \$17.20/month (assuming you have the “normal” number of garbage containers) which is billed quarterly by the HOA. As a cost comparison, a Boulder County home with the identical services is paying \$36.00/month. With the “pay as you throw” regulation, each home is allowed to have 96 gallons of trash service a week. Any trash containers above the 96 gallons, or trash “extras” must now be charged for. Each home is also allowed up to 96 gallons of compostables bi-weekly, and again, any compostables above this level will be charged for. Any branches outside the cart must be cut and bundled, and should not exceed the volume limit if they had been placed inside the cart. *Compostable containers are not to include food waste due to wildlife concerns- this is clearly indicated on the sticker on the inside of the compostable container lid.* As this was a Boulder County ordinance, everyone has to pay for the service, whether you use it or not. You can choose to have a smaller compostables

container, but your charge will not change. If your household requires more than the 96 gallons of trash, recycling, and compostable service currently covered under our RFH HOA contract, you will be billed the additional service charge quarterly. Those residents who had service above these levels were contacted individually by Western Disposal last Fall. *If you need to change your cart size for any of the services Western Disposal provides, please contact their Customer Service Manager, Sandy Riffel, at 303-448-2325 and state that you are a resident of Red Fox Hills due to our contract.*

Pool Update- Ed Kase

Last summer was pretty uneventful. We had no days where the pool was shut down. We had one incident of minor vandalism. We did spend some money to refinish the wooden benches at the pool. They were in rough shape, with a high likelihood of someone getting splinters. This was done by Jim Lefebvre's wrestlers for a very economical price. The HOA continues to work with Arno Kotula from Crystal Clear Pool and Spa for pool maintenance.

Maintenance Issues for the 2010 pool season:

1. Replace the filter with a larger capacity filter: Last summer Joe and I had to back flush the filter periodically to prevent down days or cloudy water. By the end of the season (about the last 1.5 weeks) the pool was cloudy and would not clear up. The pool filter would have been due for \$2100.00 in maintenance. Based on the recommendation of our pool service, and the decision by our board, we will replace the filter with a larger capacity unit for about \$3000.00 prior to opening.
2. Install backflow prevention device: The City of Boulder is requiring we install a backflow prevention device for the pool house. This must be completed by June 1, 2010. The estimated cost for this is \$900 - \$950, and multiple bids have been acquired.
3. Replace signage: We need to replace various signs at the pool that were damaged or are inaccurate. This can occur for nominal cost.

We should consider whether to replace the vanities / sinks or just reset / recaulk the splashes. This will be determined when we perform pool-opening cleaning and can ascertain if there is a mold problem or similar type issues.

The target date for the pool opening is May 14th (Friday before Mother's Day). The anticipated closing date is September 6th (Monday of Labor Day weekend). Assuming these dates, the pool season will be 116 days this year.

New Pool Manager/ Parent HOA Board member:

Joe Kase will continue in his second season as pool manager, along with myself as the parent Board member. Abby Lefebvre has expressed interest in taking on the other pool manager position for the coming summer, and her father, Jim Lefebvre, has agreed to come onto the RFH HOA Board for the 2 year term that comes with the pool manager position. *Thanks were given to Kristy and Krystal Mettler who are finished with their two-year term.*

VOTE: Majority in favor of welcoming Abby and Jim Lefebvre to the pool manager/
HOA Board member positions respectively.

Important Pool Reminders:

- Children 12yo and under **MUST** be supervised by a person 14yo or older, at all times
- No smoking is allowed anywhere on the pool premises
- No glass containers of any kind are allowed in the pool area
- Do not give your pool key to non-RFH residents. Guests are welcome as long as a RFH resident accompanies them. Also, residents need to be using their keys to access the pool- no hopping over or crawling under the fences will be allowed
- Do not swing on the pool gates or attach leashes to the outside of the pool fence- this bends the rails and they are very expensive to repair (you will be billed)
- Keep the pool gates shut and locked at all times. If you are the last to leave in the evening, please also make sure the umbrellas are down
- You are responsible for yourself, and your guests, reasonable and appropriate behavior at the pool. If your guests cause damage, you will be held accountable for repair/ replacement costs. Please be especially cognizant of the noise level while at the pool as many homes back to the pool
- You are responsible for cleaning up after yourself and your children. This includes food, garbage, and personal belongings
- Please contact a pool manager to “reserve” the pool for a party. Remember that this cannot interfere with other resident’s use of the pool during your party. Making sure to post a notice on the pool bulletin board of your scheduled event will minimize this
- Contact a pool manager for a replacement pool key

Financial Report- Jon Skuba

Copies of the RFH HOA Financial Report were distributed for review to the residents in attendance. Revenues and expenses were reviewed as budgeted for 2010, compared to actuals for the past 3 years. Pool and trash collection expenses are expected to provide the largest expense increase, while a cost saving is expected in grounds expense. Attendees discussed the pros and cons of raising HOA dues given the current financial environment, while also maintaining a safe reserve (for expected or unexpected major repair costs) with the knowledge that the covenants provide for a one time assessment for anything above and beyond this reserve.

VOTE: Majority in favor of maintaining the current dues structure of \$400.00/year

RFH Covenant “challenges” in 2009- Linda Higgins

Resident Concerns- RFH HOA Board Members continued to field concerns expressed by fellow neighbors. Most of these centered around personal property issues such as houses in dire need of painting, lack of yard upkeep, lack of snow removal in a timely manner, and disorderly property upkeep. The RFH HOA Board respectfully reminds residents that the expectation is that the initial conversation take place neighbor to neighbor, either in person, by phone, or by email. IF this contact fails to provide a timely and reasonable response, the issue can be brought before the Board for further review and possible

covenant enforcement. With so many properties for sale currently in RFH, it benefits us all to keep our properties looking good!

RFH HOA Board of Directors Reviews and Enforcement's in 2009: The Board approved several requests for roofing, paint, landscaping, outbuildings ("Tuff-Sheds") and our first roof solar panel installation. An "enforcement" was initiated on a property that began painting, roofing, and a deck installation without the Boards' approval. The Board respectfully reminds residents to please review the RFH Covenants (provided at your closing, or accessed online at www.redfoxhills.com) to research what needs approval or not (roughly this is anything that provides any permanent and lasting changes to the property). The RFH HOA Board of Directors has a period of 30 days to respond to an owner after a written request and a plan is submitted PRIOR to the start of any project. The board typically asks the resident to also obtain signed agreement on the project proposal from the neighbors most impacted by the proposed change. Permission to proceed will be granted if a simple majority (3/5) of the Board approves. Without the appropriate approval from the Board, a project may be stopped (by court injunction if necessary) and the homeowner may be held financially responsible for court costs as well as a revision of the project. *Please remember that RFH HOA Board Members are providing their time voluntarily, most on top of full-time jobs, and are striving for a fair and equitable interpretation of the "Declaration of Covenants, Conditions and Restrictions for Red Fox Hills" that we all agreed to abide by when we purchased property in this wonderful neighborhood.*

The following was a letter received written by a Board Member in response to an email from a resident requesting approval of a project- we, as a board, felt it addressed our feelings and decided to share it with all of you:

"As a resident, I understand your frustration with the process as outlined in our covenants, however, I would like to take a moment to explain the purpose of the covenants, especially in reference to your comment about removing a right that Boulder County permits.

Boulder County building codes, as well as that of the City of Boulder and all other incorporated areas in the state exist to: "...protect the public health and safety by regulating the construction, alteration, repair, wrecking and moving of structures."

The Covenants, Codes and Restrictions (CCR's) exist for "the purpose of protecting the value, desirability and attractiveness of the Property."

Simply put, the building codes are to ensure the safety of the residents. The CCR's are indeed more restrictive in that they seek to ensure an attractive, cohesive neighborhood appearance. This is where the Board has authority above and beyond that of the County. Without the CCR's maintaining some degree of control, we would have an eclectic neighborhood such as Martin Acres or, no offense to the Broncos, bright orange and blue homes.

While I am sure there are people who find the individuality of the homes in non-covenant controlled neighborhoods attractive and appealing, I think I speak for most of the residents of Red Fox Hills when I say that is not what we want.

Please remember that we Board Members are volunteering our time to serve our neighbors, and while we would like to give requests such as yours a quick turn-around and approval, it is not always possible with the demands and responsibilities we all have.

Thank you for your understanding.”

RFH Signage Requests- Linda Higgins

Due to the inquiries from several residents, the request to have the following signage:

-“This neighborhood is covenant controlled”

-“This is a No Solicitation neighborhood”

was reviewed with those in attendance. The majority felt that this signage was not necessary at this time. Residents are encouraged to post “No Solicitation” signs in their own homes with the knowledge that by CO law, those representing non-profits are exempt.

RFH Listserve- Linda Higgins

The Board continues to use our listserv, redfoxhills@yahoogroups.com as a primary source of communication due to the timeliness and no cost form of this method. We continue to be concerned, however, that this is only reaching 40% of our community. We have continued to strive for streamlined communication so that this is found to be helpful, and not just “more junk in the email”. An example of this is that recently a change was made within our group administration that allows a response to go directly to the sender versus replying to the entire group. Most have found this to be a positive change, unless it is someone looking for a recommendation (you have to now email or call the original sender to request that they send the “final list”). The RFH HOA Board would encourage those who are not currently subscribed, to do so, with the knowledge that you can unsubscribe at any time. The directions on how to do this are located in your RFH telephone directory. Also, *this will be the last copy of our annual minutes to be mailed to each resident and/or homeowner . Instead of charging residents who do not subscribe to the listserv and therefore would continue to require mailed notices, the decision was made to place the notice of the annual meeting, as well as the meeting minutes in a PDF file on the RFH website UNLESS a self addressed envelope is provided by the resident to receive a hard copy of these documents.*

Re-Visit of RFH Neighborhood Annual Events- Linda Higgins

The pool opening, annual pool party, and RFH Garage Sale have occurred as scheduled by the writing of these minutes. Cindy Green is not currently planning on continuing to coordinate our annual garage sale next year, so a replacement is needed. Please feel free to contact Cindy directly with questions. Without leadership, this event will not continue! *Many thanks Cindy for taking on the garage sale for the past 5 (?) years!*

We still do not have a coordinator/ committee for our annual Appetizer and Dessert Event. Last year meeting attendees proposed that we change to a Neighborhood Block Party in August, but no one stepped up to volunteer. If interested, please contact a Board Member ASAP.

Introduction of new RFH HOA Board of Directors/ Ongoing concern of the need to hire a professional HOA Management Company- Linda Higgins

It is with great pleasure, gratitude, and relief that I announce your newly elected RFH Board members:

President- Kathi Altenbern (who has served in board positions previously...)

Secretary- Gurudev Khalsa (who just moved to RFH in 11/09!!!)

Landscape Manager- Joni Severson (in her second term)

Supervising Adult Pool Managers and Board members - Ed Kase (in his second term and a repeat Board member) and Jim Lefebvre, along with their kids, Joe and Abby respectively.

Jon Skuba continues to be our bookkeeper extraordinaire (as this is a paid position, it does not have board voting rights or responsibilities).

Not to sound like a broken record, but once again up until our actual annual meeting, we did not have residents volunteering to fill all of the open Board positions. Given that we have 115 households, and only 5 HOA board positions, this is truly disappointing.

Without the necessary participation, we will have to move forward in the future with hiring a management company which we investigated last year, and recontacted this year, to assume the board's responsibilities. Projected costs for using a management company is estimated to be \$72.00/year per RFH household (this is in addition to "regular" dues) with a total cost of \$8280/year for the HOA, not to mention the "costs" associated with the loss of our own neighborhood control. Either we all can make a difference, or this will be our reality, whether we want it or not.

RFH HOA Recognitions:

Many thanks to four "angels": to *Gordon Williams* for faithfully shoveling the sidewalks around the pool area in the winter allowing our kids, and their parents, to get to the busstop safely, to *Tom Brunner* who was discovered to be the responsible party who faithfully sprays the weeds sprouting up from the sidewalk and road in and around the pool and Bugle Court, to *Steve Nerem* for his ongoing moderation and trouble shooting for our listserve, and to *Jim Lefebvre* for his efforts to keep the information on our RFH website updated.

Many thanks also to Sam Iannetta who departs the board after "too many years" (I think 6 years...) of being secretary/ treasurer. Sam was presented with a gift card as a very small token of our appreciation for his many years of service to RFH. The board will miss your humor and candidness!

I, too, depart after spending the past 2 years as President.

I can honestly say, with experience, that your board members put in a lot of time and energy serving you. Please take a moment to say a sincere, and much needed and appreciated, thank-you, the next time you see a past or present board member, because without their volunteer service, Red Fox Hills wouldn't be what it is.

Respectfully submitted,

Linda K. Higgins

Outgoing RFH HOA President