

Red Fox Hills HOA Annual Meeting Minutes
4571 Tally Ho Trail
March 10, 2011

7:00 Gathering and Greetings

7:15 Official Welcome and Introduction of Board Members & Staff

Kathi

- Current Board Members and Staff were introduced
 - Kathi Altenbern, President
 - Gurudev Khalsa, Secretary-Treasurer
 - Joni Severson, Landscape Manager
 - Ed Kase, Pool Manager Parent
 - Jim Lefebvre, Pool Manager Parent
 - Joe Kase, Teen Pool Staff
 - Abby Lefebvre, Teen Pool Staff
 - Jon Skuba, bookkeeper
- All residents present for the meeting introduced themselves by name, years of residence in Red Fox Hills and Street. Approximately 25 residents were in attendance.

Old Business

7:20 Board Reports and Discussion

➤ Pool

Jim & Abby

- Abby Lefebvre and Erin Higgins (new teen pool staff) reported—Looking forward to supporting the community at the pool this year, and making a few minor improvements (replacing bulbs, removing junipers). Last year there was an issue of signs broken and furniture in the pool. But less vandalism than in some past years. Pool filter has been replaced.
- Jim Lefebvre reported—Please remind children and guests of the pool closing times. If people are in the pool after hours, neighbors can take action on their own (asking them to leave) or call one of the pool managers. If problem persists, anyone may also contact Boulder County Sheriff (303-441-4444) to report after-hours violations/trespassing. (Please note that our understanding is if we call the sheriff but do not press charges, they will not continue coming).
- RFH will retain Arno (Crystal Clear Pool and Spa) for pool maintenance.

➤ Landscaping

Joni

- Staying with the same landscaping company as last year (Green Valley).
- Will monitor grass length if it rains a lot (last year it got a bit long in between cuts during a rainy stretch of the season).
- Have not had major issues with sprinklers the last two years, but the system is very old. Water usage is very high due to a lot of overspray, and breakage is unpredictable (and expensive). Replacing the system would reduce annual costs, so we are getting quotes to do so in sections, probably 1/3 per year. If we move forward, will not involve higher HOA dues.

- Will do preventive fertilization for the trees this year to prevent leaf hoppers (have not done since 2008). Two pines will be sprayed as usual; notice will be given on the listserv and if anyone requests of Joni, she will notify them by phone before spraying; company will post signs as well.
- Will trim trees on Twin Lakes Road this year.
- Will look into weedy grass patch at the side of the pool; will talk to landscape company to treat the grass to get rid of weeds early in the season. Will also trim junipers by the basketball court. Will take out the short junipers by the gate, which are overgrown and ugly.
- Will get new lights by the pool and the entrance to Red Fox Hills.
- Weeds in the street near sidewalks—Based on resident concerns and with advance planning, we have a new solution this year! Organi Lawn will use BurnOut earlier in the year at a cost-effective price. By doing it early, it won't be necessary to scrape out dead weeds. Anyone who still wishes to avoid spraying in front of their house can remove weeds themselves, and no spraying will be needed.
- Resident comment re: open space. People do not always pick up after dogs in the open space. Recommend putting up sign and bags, courtesy of Red Fox Hills. Board will look into it and also communicate to our homeowners the need to attend to this.
- Resident comment re: there is a yard area next to the basketball court that is private (not for community use).

➤ Financial

Gurudev & Jon

- Copies of the 2010 financial report and 2011 budget were handed out. It may also be accessed on the website. Highlights are included here.
- Net gain for 2010 of \$7K (vs. budget of \$9K). Major reason for difference was unplanned need to replace pool filter/valve and backflow preventer.
- Dues of 2011 will remain at \$400 per household.
- Budgeted net gain for 2011 is \$5K. Budgeted expenses for 2011 are \$66K (vs. \$62K in 2010) include higher expenses for Grounds (leaf-hopper preventive, tree trimming, landscape manager stipend), lower expenses for pool maintenance (no anticipated repairs), and new web site design and maintenance.
- Net assets as of December 31, 2010 are \$61K, mostly checking and money market funds. These funds have been built up over several years of modest annual net gains and are the source from which the sprinkler system can be replaced (over three years) without increasing annual dues.
- Gurudev thanked Jon for his dedicated service in maintaining the HOA books.

New Business

8:00 Maintaining Our Neighborhood and Property Values

Kathi/Board

➤ Why it's important and what we can do

- We all have an interest in maintaining our property values

- As the neighborhood ages, we want it to look great.
- Because our houses are getting older, they need to be maintained well.
- Maintenance of homes and yards is the responsibility of homeowners, but the HOA is responsible for oversight to ensure standards are adhered to.
- Role of the covenants
 - Board plans to be more rigorous in enforcing the covenants.
 - The covenants were revised and simplified in 2005. They can be found on the HOA website. Everyone signs them when they buy a house in Red Fox Hills.
 - Some things are very clear—you need to request approval before painting your house or making exterior changes (your house, fence or other buildings).
 - Proper maintenance of physical property, fencing and landscaping is also required. This includes keeping sidewalks and street areas on property boundaries clear of weeds and grass. For everyone’s benefit, the Board will be contacting residents if it appears that maintenance is noticeably lacking, and following established procedures to ensure compliance as needed.
 - Some issues are a matter of personal taste, and not subject to the covenants.
- Role of neighbor-to-neighbor communication
 - Consider talking to your neighbors if you are planning something, to get their input and support.
 - Per the covenants, you do need to contact the Board for approval of many types of changes, and the Board will first ask if you’ve talked to your neighbors.
 - If you have an issue with a neighbor’s upkeep, consider first how to politely approach them yourself (e.g., putting trash cans away promptly). But if don’t feel comfortable, or have tried and got no response, feel free to contact the Board.
 - Board doesn’t necessarily know of concerns unless you let us know, so please do.
 - You can also talk to neighbors (or use the listserv) to get information about contractors others have used and costs to expect.
- Role of the Board—advance approval and enforcement
 - Majority of the Board needs to approve (3 out of 5) in advance.
 - You can reach the full board by sending an email to Board@redfoxhills.org, or contact an individual board member if you prefer.
 - To resolve any issue, Board members will try neighborly communication first.
 - Official Board letters will be used when necessary, including deadlines for compliance.
 - The board will be addressing some maintenance issues that have accumulated over the past couple of years.
 - The Board will also look into how best to address the issue of maintaining our sidewalks.

8:15 Community/Social Events

Kathi

- Progressive or Cul-de-sac Dinners
 - Had a strong program years ago. Would like to do something to (re)-build community. Kathi and Mike Altenbern and Gail Coppoli will form a committee to plan some kind of community-wide gathering this year. If you are interested to help plan it, please contact Kathi. In addition, some streets have and may continue to plan cul-de-sac dinners.
- Twin Lakes Open Space
 - Kathi will ask Paula Erez to put up information—on listserv and/or web—about proposals to support the Open Space maintenance.
- Neighborhood garage sale
 - Cindy Green has led for many years—we thank her for her past service. Recommend moving it to August. Position is open if someone wants to volunteer. Please contact Kathi.
- Roof replacement research
 - Mary reported about roof replacement options. By 2014, City of Boulder requires cedar shake roof removal. But this does not affect us, since we are in unincorporated Boulder County. Having said that, it is a fire hazard. Mary has received information from a number of roofers, who are interested in the fact that 17 homes may want to replace roofs in the near future. Discounts varied. Some insurance companies may offer also offer a discount depending on the roof you choose, but of course this won't cover the cost of replacement.
 - Mary will send a message to the listserv regarding a joint bid opportunity.

8:30 New Red Fox Hills Website

Gurudev

- Introduction to content and new features
 - The new website is at www.redfoxhills.org (note the shift from .com).
 - It was designed and developed by Gurudev's son, Hargobind Khalsa. (Contact him at khalsah@gmail.com if you would like help with your personal website).
 - The site is designed to meet the needs of established residents as well as incoming residents, realtors and prospective residents. With the launch of this website, we are moving away from sending as much information via mail, and thus saving costs as well.
 - Some of the new or expanded features are:
 - Home Page with important current information and links
 - Simplified contact information:
 - Board@redfoxhills.org to reach all Board members
 - info@redfoxhills.org for realtors to reach Jon Skuba
 - Instructions on connecting to the community listserv
 - Archives that include current and past meeting minutes, as well as a link to an archive of past HOA listserv emails
 - A summary of the covenants, as well as a link to the full covenants
 - A generic version of the "Welcome" booklet with community info
 - More images of our beautiful neighborhood and surroundings

- Requests and ideas for improvement
 - Please click on the home page link to the neighborhood directory to fill it out and send it to Tricia Dessel by April 15, 2011.
 - If you have photos of the neighborhood you would like to include on the website, please send to gurudev@earthlink.net.
 - At the suggestion of a resident, Gurudev will ask Hargobind to see if the listserv archives can be searchable.

8:45 Board Member Elections

Kathi

- Second Pool Manager/Board Member Parent of Teen Staff
 - Joe Kase completed his two years as teen pool staff. Erin Higgins is interested to be the new pool staff for the 2011 and 2012 seasons. John Higgins would therefore join the Board as pool manager parent. By unanimous vote, John Higgins was elected to the Board.
- At-Large Board Member
 - The Board feels strongly that the position of landscape manager should be a paid position (similar to the bookkeeping position), rather than a volunteer Board seat (to avoid conflict of interest and reflect the amount of work this position requires).
 - As a result, Joni Severson will be stepping down from the Board, remain as landscape manager, and receive a \$1200 annual stipend.
 - As a result, an At-Large Board Member position is needed to bring the Board back up to five members. Ed Kase has volunteered to fill this position. By unanimous vote, Ed Kase was elected to the Board.
- Re-Election of President, Secretary-Treasurer, Senior Pool Manager Parent
 - Kathi Altenbern, the current president, has agreed to remain in the post for a second year
 - Gurudev Khalsa, the current secretary-treasurer, has agreed to remain in the post for a second year.
 - Jim Lefebvre, pool manager parent, will remain in his post for a second year, while his daughter Abby becomes the senior pool staff for 2011.
 - By unanimous vote, all three were re-elected to Board.
- 2011 Board Members are:
 - Kathi Altenbern, President
 - Gurudev Khalsa, Secretary-Treasurer
 - Jim Lefebvre, Pool Manager Parent
 - John Higgins, Pool Manager Parent
 - Ed Kase, At-Large Board Member

9:00 Adjourn