

Red fox Hills HOA Annual Meeting
Sunday, April 23rd, 2017
Meeting Minutes

Meeting hosted by the Drolet/McComb family at 6844 Bugle Court
17 people were in attendance
Started at approximately 7:15pm, ended 8:45pm

Greeting and Introductions

Meeting called to Order:

Financial Updates

- We are running lean with our reserves this year because of landscaping costs to replace irrigation system last year.
- Last year our dues were increased to 485\$/yr with an additional \$50 added as a temporary project assessment. Last year that was for landscaping. This year and probably for 2018-19 that addition will likely remain as our pool is overdue for fixing a chronic leak and getting it up to code, and our pool furniture is falling apart.

Landscaping Report

- Spring 2016 saw the installation of the new irrigation system in our neighborhood. At a cost of @ \$80,000
- Anne Pieniak has diligently followed up with quality related issues of this work, after their merge and loss of some key employees. The company is now called Brightview. This is the same company that presently handles our lawn mowing. A final walk through was done to make sure all sprinkler heads are pointing the right direction and are not buried. They are also supposed to reseed the bare areas this spring. Please notify Anne if you see any issues related to the irrigation of common areas.
- After a water main break last summer on Twin Lakes Road, the county crew ended up cutting into our new irrigation system (yes it goes under the road). Anne has made sure our neighborhood is now part of a notification system (#801) whereby if any roadwork is being done near underground pipes, we will be notified, and plans are filed with the county locating the irrigation system pipes. Brightview graciously did the repair for this at cost.
- Emerald Ash Borer has been identified by the county in our neighborhood. Our neighborhood HOA has always taken care of the trees lining our common areas – with pruning and insecticide treatments (we are now on an every 2 year treatment with Triage against Ash Emerald Borer). Although the county supposedly is responsible for them, they would likely just cut down the ones at risk rather than do our semi-annual tree treatment. However, we will eventually lose the Emerald Ash Trees even with treatment. One proposal

was to consider adding 5 new trees a year – in spaces in between existing trees. Those trees take more maintenance when they are young (watering by hand), but the cost to buy and plant saplings (@\$2500/year) is probably less than cutting down existing trees. That way, our landscaping fills in gradually so when the Ash Trees are lost – these younger trees will have gained some maturity.

- Anne Pienciak continues to improve and maintain the garden around the pool. **Anyone willing to assist in spring clean up and gardening there – please contact her.**

Pool Report

- Introduction of new pool manager staff: Debbie Ramirez (supervising adult) and her daughter Sacha Ramirez (first year pool manager) will be coming on board. Jennifer McComb (supervising adult) and her daughter Alyssa Drolet (2nd year pool manager) will be continuing on in their positions.
- Report on the 2016 season: There were a couple of minor issues. The sand in the filter had to be replaced this year, as it does every 3-5 years. Also, there was a leak in the pool house when the water was turned on, from incorrectly winterizing the bathroom plumbing. So, instead of relying on Quality Pool and Spa to do this, Norm's Plumbing will be responsible from now on for opening the bathroom plumbing in the spring, and winterizing in the fall. Quality Pool and Spa will continue to be responsible for our summer contract of pool maintenance.
- Our pool has had a leak for 4-5 years now. The last few seasons, Quality Pool and Spa has been able to jerry rig the system so that our drain system has been bypassed. We've been lucky so far, that the skimmers and motor have functioned through this. More importantly, our pool is 30 years old and no longer up to code. Our plans are to repair this leak this fall after the pool season, and bring the pool up to code. This repair is actually going to involve digging out the concrete surrounding the entire pool, and replacing all plumbing. A second drain will also be installed to bring the pool up to code. Once the system has been leak tested, the concrete will be replaced. This is going to cost approximately \$18,000. Additional plans to redo the badly stained plaster will have to wait until next year – as the estimate for this is \$10,000-15,000. Last but not least, many of our pool chairs and chaise lounges are falling apart. Replacing these will likely run @\$3,500-\$4,500. So, next season at the earliest.
- This pool season will continue to have a drain bypass. This means a visible hose leading from the water source just outside of the pool house. The end of this hose is connected to a ball valve, keeping the water level at an appropriate height. If it dips below that level, our motors could burn out. So, although there is an email every summer, and signs posted reminding kids not to move this hose – someone always moves it at least once. So, parents be aware this needs to stay in the pool!

Communications and Neighborhood Events

- All of us agree, sometime this summer we should have a neighborhood block party – not only as a social event but to celebrate the TLAG success. Kristin Aldretti and Kathi Altenbern have stepped up to organize this – and will likely be hosting this at the pool and basketball court. Keep a look out for announcements on date for this. Thank you!
- Kristin Aldretti and Kathi Altenbern are also going to look into possibly having an adult only dinner for RFH only, at Café Blue – with prepaid dinner tickets on a Sunday night this restaurant is normally closed. Café Blue owners were very supportive of TLAG fundraising efforts. We would possibly consider a central site with teen baby sitters available.

Board Member Elections

WE NEED YOUR HELP!

We have a wonderful neighborhood - mostly because of our community spirit! So, in that spirit, if you have not been part of our Home Owner's Association Board - now is the time. **There are 2 board positions that need to be filled by the end of the year. A commitment of 2-3 years every 20 years is not too much to ask.** Indeed, without our volunteers, our HOA dues would likely be on par with many other neighborhoods in Boulder @ \$400 per month rather than \$500-600 per year (that includes garbage). Also, board approval is necessary for changes in paint and landscaping of your premises. Our board is fairly relaxed - a professional board would likely not be. And, we would have to pay them!

Jon Skuba is stepping down as our bookkeeper. He has been doing this position for 17 years! Please thank him when you see him. He receives a stipend of \$2200 per year (@\$10-\$15 per hour essentially). We would have to pay someone \$ 1,000 per month for this job. Please step up and get some training over the next 6 months or so before he steps down. IF you would like a description of his duties, please email board@redfoxhills.org

Walter Pienciak is stepping down as President of our HOA. He has been doing this position for @ 3 years. This is not a time consuming position.

Anne Sheehan will be replacing Christie Gilbert as Treasurer by the end of the year.

Mark Bailhache will be assisting Ann Pienciak this year with landscaping, and likely taking over full responsibility next year.

Mostly, our board is responsible for taking care of landscaping, pool, approving requests from neighbors on paint colors, roof changes, etc. We're also responsible for discussing and deciding on any issues between neighbors and

property - according to our covenants. We do most of our work via email!

We have many other neighbors who volunteer in key roles who are not on the board - like Tricia who does our directory, Ryan Kain and Orn Kristjansson who take care of our RFH website and board email, and Steve Nerem who takes care of our neighborhood list serve. Also, many of TLAG's champions came from this neighborhood Thank you to all!

Please email us at board@redfoxhills.org to inquire about these positions!

- Jon Skuba is stepping down by the end of the year, as bookkeeper for our HOA. He has been doing this for 16 year! Please thank him. So, we are looking for a volunteer to take this over. It comes with a \$2200/yr stipend. Consider stepping up now so that you can be trained over the next 6-9 months.
- Walter Pienciak would like to step down as president of our HOA, after 3 years
- Anne Sheehan will be replacing Christie Gilbert as Treasurer
- Mark Bailhache will be assisting Ann Pienciak this year with landscaping, and likely taking over full responsibility next year

Our thanks go to neighbors who do not hold board positions, but nevertheless volunteer in important ways:

Steve Nerem maintains the email listserve.

Ryan Kain and Orn Kristjansson maintain our Red Fox Hills' webpage and HOA list serve.

Tricia Dessel does our directory every year!