

2021 Annual Red Fox Hills HOA Meeting
Sunday, March 7th, 2021
Meeting Minutes

Zoom meeting facilitated by Marisol Rodriguez.
Approximate meeting time 6:00pm - 7:15pm
Attendance 43 people

Introduction and instructions from Marisol as to how to contribute or make comments while in a Zoom meeting.

Meeting called to order by board President, Jennifer McComb at 6:04pm

Per agenda sent previously to homeowners, first topic of discussion the the HOA decision regarding usage of a management company. This was a vote to the residents, should Red Fox Hills moving forward hire a management company to help in decisions and act as a guide to the board members.

The vote from the neighborhood is as follows, with 70 ballots in total.

- 45 - voted yes to proceed w/a management company
- 23 - voted against proceeding w/a management company
- 2 - undecided.

The tally came in at 66%, not the required 67% to enact or proceed with the management company. Board President, Jennifer appreciated the turn out of voters and stated that the incoming board will now decide as to how to proceed in the future for Red Fox Hills.

Pool update by Jennifer McComb

It was a crazy year for the pool with the unknown of the Corona Virus at hand. We followed guidelines from Boulder County and were able to open the pool w/a registration process in place, all ran well.

There were fewer expenses this year for the pool, no new heater, etc.

Although we have been happy w/the service provided by Quality Pools over the last number of years, we have been unhappy w/their bookkeeping and moving forward the board has decided to hire a new pool maintenance company, Peak 1 has been hired for 2021.

Susie Lefebvre and her son Noah will be completing their 2 year commitment. At last years Annual HOA meeting 2 people had come forward for the pool position and it was mentioned that if still interested in 2021 the position would be theirs. Sam and Bianca lanetta would still like that position, Sam as pool parent, Bianca as pool teen.

A vote was taken and Sam and Bianca lanetta were approved for the pool manager positions with 33 yes votes. Kevin and Rafer Severson will continue with their second year as pool parent and teen manager.

Many thanks to our outgoing pool manager and their parent Noah and Susie Lefebvre, your time was greatly appreciated.

Community Update from Paige Doughty in regards to TLAG and the Little Library @ Red Fox Hills which is also tended by Tricia Dessel. Paige did a quick review of the books and noted that there were many kids/young adult and adult books to choose from. Paige frequents the library often to make sure all is good.

TLAG update - she joined TLAG before the Corona Virus shut down in 2020 and is working with Dave Rechberger (a former RFH resident). She gave a review of what TLAG is and announced that she will be launching an Instagram account, Love the Fields, which is to be a

story of the fields (to the west and on either side of Twin Lakes Road as you enter Red Fox Hills). The purpose is story telling, documentation of what goes on in the fields and in general better educating people about the animals and plant life that exists there. She wants to do this because there has been mis-information about these properties and wants to unravel falsities moving forward. Thank you to Donna George for her help with TLAG.

Many neighbors had comments to add:

Walter Pienciak_- said it felt like it was his own private field, noting that due to the pandemic they have been used quite a bit more frequently. He said "they aren't too spectacular, but are nice to have - it is more than a field".

Jon Skuba_- Asked is there a middle ground regarding upcoming proposed residential development of these fields?

Patrick Madden - reported the county has stated it will be used for high density housing.

Donna George - seconded what Patrick said, that the county will always go for the highest number of housing units. She noted that the fields were set aside for community enjoyment - a park would be an option. She is unsure at this time what the new county commissioners are thinking in regards to moving forward with development of these 2 fields.

Landscape update from Mark Bailhache presented by board President Jennifer McComb. 2020 expenses were \$33K for EAB treatment, aggressive pruning, extra water on the new grass strip and new sprinkler timer/repair. Expected expenses for 2021 are \$31K which includes pruning, stump grinding, and planting 6 saplings. Mark has paid close attention to the sprinkler system and will continue to do so moving forward to keep our costs for all landscaping as budgeted.

Treasurer update from Tom Wallace presented by board President Jennifer McComb. Our annual HOA dues will remain at \$550/year for 2021, and are due on May 1st. Expenditures for 2020 were \$85K, and the projected 2021 budget is \$88K, that also includes legal fees and things such as pool umbrellas. The new board may also have to have our new pool company assess the need for re-plastering or painting the pool at some time.

Board President Jennifer McComb reviewed the need for a lien on a property. A delinquent account can facilitate a lien on a property. This year the board was forced to seek legal council, to register a lien with the county against one of our homeowners. This has forced the board to amend/update our collection policies which can be done without a neighborhood vote. The rest of our covenants also need to be amended as they are no longer in compliance with CCIOA (Colorado Common Interest Ownership Association). Having these amended could take 1-3 years since several revisions are anticipated, and a 67% or greater vote of ALL homeowners is needed to pass these. The quote for this is @ \$6,000.

Our covenants were last amended in 2005, and at this time the board was also able to streamline language. Due to changing regulations, our new covenant amendments will need to be more expansive.

Residents expressed their opinions, noting that the last time the covenants were updated it was made to simplify the covenants, it sounds like moving forward it will not be as simple, ie; legal ease and fines.

Moving forward what are the next steps:

1. Expecting any day that the amended info will be in place to place the lien on the property.
2. All of this information will need to be given to the new board members.
3. An official vote for covenant amendments is required
4. Further investigation by the next board to either move forward and hire a management company or to continue as is, self-managed.

Jon Skuba asked if instead of a lien could a civil suit be filed in small claims court?
Donna George suggested that prior to writing the updated covenants that a working group subcommittee be put into force to help in this process.
Jessica Hartung and Christie Gilbert have expressed willingness to assist the board in mediating discussions of setting neighborhood goals for the comprehensive revision to our covenants.

Board Elections:

3 people are willing to step-up as incoming board members. President Jennifer McComb, member at large Dan Drolet and Secretary, Donna Olson are completing their 2 years on the board and will be stepping down.

Helmuth Naumer is willing to step up as President - a vote was taken and 43 yes votes, equating to 98% approval will place him in that position.

The other 2 positions will be as follows: the member at large position will be discontinued and in its place will be a Vice President position.

Two residents would like these positions and it was determined that Bart Banks will be the Vice President and that Jeff Kagan will be the secretary. A vote was taken and each candidate was approved with a 98% approval from the residents of Red Fox Hills for these two positions.

Updated HOA Board Members

Helmuth Naumer - RFH HOA President

Bart Banks - Vice President

Jeff Kagan - Secretary

Tom Wallace - Treasurer

Kevin Severson - Pool Parent

Sam lanetta - Pool Parent

Donna George wanted to thank the outgoing board members.

The meeting was adjourned at 7:15pm.