

The Preserve at Deerfield HOA Meeting

October 25th, 2023 – 7:00 PM

Meeting Minutes

Twelve properties were represented in person or by proxy.

Board members Bryan Willis, George Wehner and Ben Zimmerman chaired the meeting.

The first item was discussion of the HOA finances. Robert Thomas reviewed the 2023 budget to actual financial numbers. With a few exceptions, the HOA is spending at or below 2023 budget numbers.

Notable items are

- No money spent on road maintenance this year
- Weed spraying was not performed due to excessive rain during the spraying season
- Legal expense was much less than projected
- Gate maintenance was nearly double what was budgeted due to the replacement of the hinges
- Fence repair was significantly less than budgeted, but several rails still need to be replaced
- New line item for “Miscellaneous Common Area Maintenance” was added to account for tree removal and other recurring open space maintenance events

A few questions were raised regarding some line items

- Weed spraying does not include any other common area maintenance items, thus the new budget line item
- Road maintenance from the general fund is only meant to cover minor ongoing repairs. Major repairs will be covered from the Road Fund.
- All of the money in the savings account is dedicated to the road fund. The general target for operating funds in the checking account is about \$30,000. All other money is moved into the road fund.
- “Colorado Govt Services” consists of our annual registrations with the Secretary of State (SOS) and Department of Regulatory Agencies (DORA)

When discussion of the 2023 budget was complete, Bryan asked for volunteers to be on the 2024 board. There were no volunteers. Robert Thomas asked the board if they were willing to serve for another year. After discussion amongst themselves, the members of the board agreed to serve one more term.

A voice vote of the members present was taken. “Everyone in favor of retaining the current board say Aye.” The majority of the members present voted “Aye”. “All opposed say “Nay”. No one voiced any opposition, therefore the 2024 board consists of Bryan Willis, George Wehner and Ben Zimmerman.

The 2024 budget was then briefly discussed. Everyone agreed that the 2023 budget was adequate for 2024 and that no changes were necessary. Similarly, the 2023 dues of \$975 should remain the same in 2024.

There followed a voice vote of the members to keep the 2024 budget and dues the same as 2023. Again, the majority of members voted in favor, and no one voiced opposition.

This concluded the planned portion of the member meeting. The floor was opened for general discussion.

Lori Zimmerman brought up the issue of dead trees on many of the lots. There followed a discussion about the importance of removing these trees to reduce fire risk, improve neighborhood aesthetics, and reduce beetle infestation. George Wehner said he believed our covenants may even mandate members remove dead trees on their lots. The board will review the documents for relevant guidance.

It was agreed that the board would draft a letter stressing the importance of and reasons for removing dead trees. The letter would also address the removal of noxious weeds on members property.

Next, the status of the covenant rewrite was discussed. The board stated they had not received any feedback. Several members stated they had provided feedback. Jamie Neill said there had been some problems with comments of the Google Docs version. It was decided to reopen the document for feedback.

The remaining parts of the large tree across from lot 1 were discussed. Bryan said he would arrange for their disposal.

Jamie Neill brought up Maverick internet as a possible option for the HOA and let members know that they may contact the HOA for permission to put in lines.

Cathy Thomas and Rich Weimer agreed to remain on the ARC, and Gary Ruby volunteered to join as the third member.

Painting of the fence and the front gate was discussed. It was agreed that the gate should be the same color as the fence. The preferred method would be to spray paint the gate. Gary Ruby volunteered to help Robert Thomas with the painting.

Bryan Willis let the members know that we will be switching banks from First Bank to Fortis for our operating funds/checking account. This is purely due to the interest rate. Because of his relationship with the bank, we were able to secure an interest rate of 3.75%.

The Road Fund will be transferred to a Schwab account so the HOA can buy 3 Month T-Bills. No other investment options will be used.

Finally, Robert Thomas stated that he is starting his 10th year as Treasurer and would like to use 2024 to transition the duties to someone else. Robert Garrett volunteered to help with the Treasurer duties.

The schedule for the 2024 dues will be sent in January.

The meeting ended at approximately 8:00pm.