

**Hunter Creek Board Meeting
March 18, 2019**

Board Members present:

Margaret Arnett, Laura Dickson, Judy Dietz, Susan Lind, Chelsea Sullivan

Management present:

Kay Jones

5:31 Meeting called to order

Home owners present: Brent Hebert, 4680 #8
Nancy Specian, 4670 #2

Discussion of previous problem of an owner using the attic above his space as an illegal marijuana grow house. Not relevant to any present situation.

Homeowners Forum:

- 4680 #6: Homeowner inquired about repair of flicker hole in attic. Was previously checked last August when the unit was purchased. Appears to have been previously repaired. Highlands maintenance will look at the damage and report back with any necessary repairs.
 - Kay requested that all persons present contact her immediately if and when the flickers reappear for the season.
- 4680 #8: Homeowner requests information regarding radon mitigation. He has installed a monitor in his unit and it occasionally reports high levels. The HOA does not have any standard recommendations but a board member made the following comments:
 - Any mitigation equipment installed must include a pipe that reaches 2 feet above the roof line.
 - Any pipes installed must be checked to ensure that they do not affect any cables already present.
 - Due to the planned upcoming painting project, the board would not require the pipe to be painted to match the current building color.
- 4670 #2: Homeowner is reporting difficulties with the current resident of 4670 #3. This complaint includes a lot of activity of people moving in and out, dogs off leash and left on balcony in bad weather, loud telephone conversation using foul language.
 - The board is already aware of the situation and the eviction process is already in process.
 - Kay requested that the complaint be made in writing.

February minutes: A motion was made to accept the February minutes. The motion was seconded and it passed unanimously.

Budget review:

- Kay reported back regarding the liability of \$34,200 for "Deferred Comcast Revenue" that is showing on the books. This is for a repayment made by Comcast at least 10 years ago. The auditor must make the change to this entry.
- Legal expense is high due to letters sent to 4650 #8.

- Landscaping is high due to change in how the payments are made. This year we are paying in 12 installments instead of the 10 payments that were made in previous years. This will work out by the end of the year.

Manager's Report:

- Garvin's Sewer will be completing the sewer cleanout from the buildings to the city main in March. Exact dates TBD – weather dependent.
- Chimaree Chimney Company has been scheduled to complete the inspections/cleaning in April. We have already received 16 responses showing the work has been recently done or the fireplace has been converted.
- Crystal Clear Pools has confirmed that they do not use any chemicals made by Clorox or containing ingredients made by Clorox.
- Highlands maintenance
 - Started a roof check but had to stop due to bad weather. They will have to start over again due to the extreme weather we experienced last week.
 - Repaired the post light at 4652 and between 4658/4660.

New Business

- Requests for concrete repair/installation bids have been requested from both Superior Aggregates and Brown Brothers, but they have been waiting to get the specs from the postal service for the boxes that have been proposed.
 - A board member will continue to reach out to USPS for the specs, but they have not been responding to earlier requests for comments.
 - It is agreed to have the boxes installed in the mail area that is already on concrete. We can later move them to a spot that we can have concreted later.
 - Agreed to request the concrete bids be given without inclusion of possible future pads for the postage boxes.
- Brian Hoffman from Platte Capital Projects has requested a meeting to discuss a proposal for the painting project. The board still plans to have RhinoShield installed so we will not meeting with Platte Capital.
 - Discussion with the new member of the board and with the homeowners present regarding what RhinoShield is and the benefits/expenses. Currently expecting to complete the project in 2 years, but may need to extended to 3 years if our financial situation warrants it.
- 4678 #8 – there is reason to believe that this unit is currently being used as a short term rental. Kay will contact the homeowner and request the current resident information
- A board member was uneasy with the use of her personal name in previous emails regarding an issue with a homeowner. The board member felt that the use of her name put her personally in jeopardy. It is agreed to not use personal names in future board business that is not limited to only board members.
- A previous homeowner (who has recently sold his unit and moved out of state) personally purchased exercise equipment that was left in the weight room at the clubhouse.
 - The HOA does not have anything in writing documenting that this was donated and is now the owned by the condo association. There is concern regarding liability with the equipment's use.
 - Kay will contact our attorney for advice.

- A board member would like to have an educational meeting scheduled for board training. Kay will look into how to do this and the expense involved.
 - Nancy Specian commented that opening this training up to other residents might have the following results:
 - More people willing to be on the board
 - Help residents know how the board works and how decisions are made.
- Suggestion that we have Jim Moore (our financial auditor) attend the next Member's Meeting as an educational aspect of the meeting. We would request that he explain the books and financial situation to the homeowners.

Old Business

- Davey Tree has removed two of the least health Ash trees. Both were in highly shaded areas and so they will not be replaced.
- Homeowner of 4650 #8, whose property was listed for sale with unapproved changes to the common elements, had the unit returned to compliance and was able to close on schedule.

Other Agenda Items

- ANB bank paperwork was signed as necessary
- The Seasonal Task list has been posted on google docs. Link was sent to Highlands Maintenance for access

Violations

- 4670 #3 – As previously noted, the renter is in the eviction process. The homeowner has been fined.
- 4652 #4 – Renter with no tenant information on file. Homeowner has been contacted and has stated that they will send in the necessary information.
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- 4676 #11 – Third notice of violation
 - Has already received \$100 fine for not having tenant information on file
 - Has been parking illegally on the pad installed for snow removal. Motion was made and passed unanimously to fine the homeowner \$100.
 - The board has received complaints from other residents regarding this illegal parking.
 - Discussion regarding the difficulties in having the car towed during a snow storm.

Meeting adjourned at 6:41.