

Hunter Creek Board Meeting  
June 17, 2019

Board Members Present

Margaret Arnett  
Chelsea Sullivan  
Susan Lind  
Laura Dickinson – Here to finish her term  
New Board member

Homeowners Present

4670 #2

Meeting called to order – 5:31 p.m.

May Meeting minutes were approved

Review of May Financials

- Jim Moore went through the balance sheet and explained many of the terms.
  - The Key document shows the health of the HOA
    - Review of the Summarized accounts, Operations including capital projects in reserve account.
    - Receivables indicates health – discussed sub categories of receivables
    - Doubtful accounts determine how much of the collections will be received.
    - Prepaid insurance was unusual
    - Weights left by a former board member are not included in property & equipment. It's a non-issue for the HOA
    - Due to/from accounts will be cleaned up.
  - Current liabilities
    - Deferred Comcast revenue gets reduced every year
    - Problems can exist between the operating and the reserve funds
  - Kay discussed income expense sheet for May includes meeting with Molly, printing/copying, website charges for 2 months, snow removal, tree limb removal, ash borer removal, plumbing issues with common lines 4650#8 and 4652 #2, treadmill repair.
  - Reserve expenditure – leak detention. Looking at the variance, we see that some reserve expenditures haven't happened due to weather.

Manager's Report

- Western Disposal will replace the large garbage bin with 2 smaller ones on 6/26. They will also supply laminated posters designating trash items, recycle items and compost items. It will not cost more money.
- Highland Maintenance work is completed including east side carports, clubhouse filter replacement for furnace & a/c, removed extra propane tank. Highland will complete the following items by the end of June: Cleaning drains & stairwells & ground level patios, west side carport cleaning, breezeway cleaning on west side.
- Critter Control completed work of dusting, spraying deterrent and placing flashing over 11 flicker holes. Will come back in August to seal remaining holes. A board member wondered why the flashing wasn't larger. Based on what the painters present in their proposals, it may not be prudent to patch any additional holes.
- Chimney cleaning as of 6/12/19 = 69 out of 144 units have reported inspection or cleaning or removal of fireplaces. Courtesy reminder will be sent with a July 3<sup>rd</sup> deadline.

- Building Painting - Two additional painting companies are providing proposals for 2020 building painting which includes Platte Capital Projects (will present in July meeting) and Executive Coatings (will present in August meeting). A walkthrough with each company will be arranged to ensure that the Board and each vendor understand the specifics of the project and troubleshoot any problems in advance.
- Reserve Study – Applications were sent to Aspen Reserve Specialties and Solutions Before, Solutions After for reserve studies to be done.

#### New Business

- Notices regarding pool opening and closing were placed at pool and mailbox areas designating Memorial Day weekend opening and Labor Day weekend closing.
- Landscaping walk-through was completed 6/11/19 with Sierra, Kay and a board member. Most of the plant material has held up with some issues in corners as a result of dog urination. Board member and Sierra will look over replacements for dead plants. Also, there was a dying fruit tree at the NW corner of 4660, failing lilac at 4650, broken limb over fire lane at 4650, a diseased fruit tree on N side of 4654 and large tree encroaching 4654. Kay sent the list to Davey Tree for estimate on removal.
- Weather has delayed the asphalt and concrete repair. They're playing catch up with previously contracted jobs. Kay is checking with them regularly.
- 4654 #2 wants to replace a damaged front door. The board determined that they could do so at their own expense, but that it must be the exact same door style and material that currently. They can leave it unpainted if they like since the building painting will begin in 2020.

#### Old Business

- Fitness Tech serviced the exercise equipment.
- Board Email Addresses – Gayle with Hudson reported that the huntercreekofboulder.com domain name was set up with AtHomeNet, the web page provider. She can contact them, but believes gmail would probably be faster and easier. Hudson is in the process of changing web provider to allow for a more updated presence on the web and to allow for homeowners to pay online. The Board will wait until one board member returns from overseas to decide on email.
- There is no back-up check signer at Hudson Properties given the recent passing of their HR Manager.

#### Other Agenda Items

- Violations: 4680 #11 placed a couch in the carport space.

The meeting adjourned at 6:15 p.m.

The next meeting will be Monday, July 15, 2019 at 5:30 p.m.