

Hunter Creek Board Meeting July 15, 2019

Board Members present:

Margaret Arnett, Lauren Cole, Judy Dietz, Susan Lind

Management present:

Kay Jones

5:35 Meeting called to order

Home owners present: Brent Hebert, 4680 #8

Joe Constancia, 4674 #8

Samantha J. Jones, 4656 #4

Caitlyn Haynes, 4656 #12

Laura Olson, 4650 #9

John McComb, 4674 #2

Homeowners Forum:

- 4656 #12 Breezeway outside of clubhouse on the pool side is covered with spider webs. Homeowner would like permission of use a power washer to clean this up. Approved by the board with our thanks.
- 4656 #12 Homeowner repeated her request to have a tree replaced outside of her unit. She believes the tree that was removed was done in error and its loss diminishes the value of her unit. She would like a more mature tree placed in that area. The remaining tree looks sick.
 - Management will check with Davey to see if the tree was cut down by mistake
- 4650 #9 Expressed concern over a damaged tree. Believes that little trees need to be wrapped.
- 4674 #8 Homeowner has been filling the doggy bag stations. We need to order more.
 - 4674 #2 There may more stock saved under the stairs near his unit. He will check and let management know.
- 4656 #4 Homeowner reports that the bench near the grill has rotting wood, but that the ironwork is in good condition.
 - Management will check to see what would be less expensive – replacing the wood or getting a new bench.
- 4680 #8 Hunter Creek sign at northwest side of the property has fallen down.
- 4656 #12 One of the building's number signs on the west side of the property has fallen off.
 - There may be extra numbers in the storage unit for replacement
- 4674 #2 Homeowner suggests that we organize homeowners to do some of the work necessary around the community. Example building the new trash enclosure.
 - The board has previously discussed this but had concern of liability.
 - Would need to purchase Volunteer Insurance, which would cost approx. \$350
- 4674 #2 Homeowner asks if the TV in the clubhouse is working.
 - It does work, but will make popping sounds as the unit warms up.
- 4656 #4 The plants near the "Hunter Creek" sign is overgrown
- 4656 #4 There are potholes in White Rock Cir.
 - Anyone can call the county to report the holes and request repair

Platte Capital Project Presentation

Brian presented two proposals for exterior repair and painting.

Doesn't recommend vinyl siding due to fading and bubbling. Difficult to replace panels to match.

- Painting
 - Proposed cost of \$134,928 not including wood repair
 - Total expense could be as much as double with the extensive repairs that will be needed before paint could be applied.
 - Project would be completed in one year
- Siding
 - Proposed cost of \$1,274,800
 - Will allow for a payment plan with 0% interest over a 6 years.
 - Would throw in the clubhouse exterior and interior painting for free
 - Project would be completed in 4 years
 - Siding is fire resistant, hail resistant and rodent/woodpecker safe. Has a 50 year lifespan.
 - Siding would have to be painted (cost included in proposal)
 - There is a more expensive product that would be "pre-painted".

Board may consider doing a combination of paint and siding. This would limit the expense while having the area's most prone to rotting to be replaced with the more durable siding.

Homeowner expressed concern with the downspouts that spray water directly onto the paint.

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

Budget review:

- Board member Lauren Cole will be added as a signer to the ANB bank accounts. Laura Dickinson has resigned and will be removed from these accounts.
- Pest Control expense is high due to wasp control efforts
- Maintenance – Buildings is high due to Flicker hole repair

Manager's Report:

- Chimmaree Chimney Company did not report all units that had their chimneys/fireplaces inspected and/or cleaned.
 - The person in charge of this at Chimaree is no longer at the company
 - A updated list has been sent to Management
 - Only 14 units are left to be reviewed
 - Many homeowners received letters who had already had the work done
- A second paint meeting has been scheduled with Ryan Lewkowski from Executive Coatings.
 - There will be 7/24 walkthrough at 9:00 am. Board members are encouraged to attend if possible.
 - There will be a presentation of this proposal at the next board meeting.
- Highland Maintenance will complete the following items by the end of July:
 - 4682 #12 deck rail scheduled to be replaced the week of 7/15 – 7/19.
 - 4676 #12 storm gutter above deck has pulled away from the building causing water to drip down and damage the railing and deck surface. Will investigate and repair as necessary.

- Trash/Compost/Recyclable notices will be posted this week.
- Breezeway Cleaning on the East side will be completed in July
- The Maintenance room will be cleaned and organized in July.

New Business

- Reserve Study Proposals have been received from Aspen Reserve Specialties and SBSA.
 - Board members state that they have not received copies. Management will email them.
 - Board members should review them for discussion at next meeting.
- Landscape property walkthrough was completed on 6/11/19 with Kimm Ingino, Sierra Landscaping and a board member.
 - TLC will need to replace a dwarf spruce and some ornamental grasses that were planted last summer
 - Sierra Landscaping have offered to help with the replacement of other older dead plantings.
 - TLC Properties is no longer welcome.
- Some dead and/or diseased trees were noticed during the walkthrough. Davey Tree has submitted a proposal for remediation. A motion was made to accept the proposal. The motion was seconded and it passed unanimously.
- Asphalt and Concrete repair
 - Concrete repair was completed on 7/5/19.
 - The sealcoating the East parking lot has been scheduled for August, however there are 3 large potholes that have appeared. It is not recommend to sealcoat without first repairing the holes.
 - Superior Aggregates has submitted a proposal for the hole repair. A motion was made to accept the proposal and to postpone the sealcoat until 2020. The motion was seconded and it passed unanimously.
- The lights in the East carports have been found on during the day
- The motion activated light on the West side trash enclosure is not working.
- A sliding glass door is being stored in the carport C.
- The toilet mechanism handle in the women's room of the clubhouse is broken.
- A board member request that the Management Contract be brought to the next Board meeting for review.
 - Management will send a copy to the board members in advance.
- There are nails sticking out the trash enclosure fencing on the West side.

Old Business

- Board email address need to be set up. A board member's spouse will work on this when they return from vacation.
- A meeting was held on 7/11/19 with homeowners to discuss the trash enclosures
 - How to set up dumpsters to deter dumping
 - Custom Fence Supply have been asked to provide a proposal for the rebuilding of the enclosures
 - Surveillance/Cameras were discussed
 - Two homeowners are looking into ways to do this and will present their findings at the September board meeting.
 - How to set up the cameras so that car license plates are captured

- TBD how will the footage be maintained and reviewed. Who would be responsible to do so
- A board member would like to have a meeting with the Sheriff department

Other Agenda Items

- Boulder Rural Fire has asked us to help notify residents of upcoming Open house.
 - We will email homeowners and post notices at mailboxes.

Meeting adjourned at 7:25.