

CENTER GREEN HEIGHTS PARK HOA

BOARD MEETING: WALK THROUGH THE PARK AND MEDIANS

August 27, 2020

10 am to 11:45 am

Board members present:

Audrey Nelson, President CGHP HOA: 303-448-1802

Audrey@Audreynelson.com

Amy Iwata, President, Apple Green HOA: 303-618-2012

kiwata2@comcast.net

Jeff Skala, President Noble Park 2 HOA: 720-252-4042

jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA: 303-449-3017

eveincolo@gmail.com

- Tree work inventory (\$600 spent to date pruning the three trees on Median 1 with \$1,000 designated for the 2020 budget) The board members toured the “natural” section, park, and medians for a visual of possible tree work. Overall, the trees require just a few branches that could be removed.
- Projects for a three-year plan (2021,2022 and 2023): 2 cages (one in the park and one on Median 3) and two sod replacements on Median 4.
- Current balance: \$6,510.51
- Update on request for an adjustment to the water bill. Audrey has submitted receipts and the application to the City for the adjustment.
- State of Colorado Registration and 2019 Taxes completed/submitted

- COVIS 19 considerations for the next board meeting/coordination of schedules. The board agreed to an email exchange rather than an in-person meeting.
- Apple Green representatives for 2020-2021 are not yet decided. Evie said she would continue, and Amy was noncommittal.
- Watering 30 gallons weekly for new trees donated

Action items:

1. Amy suggested a "disclaimer" sign be posted in the park stating that people use the park at their own risk. Audrey will follow up with Melissa Garcia (CGHP HOA counsel). If the sign does not protect us from possible litigation in the case of an accident, no sign will be posted. Audrey will consult with Melissa on the language of the sign if it is deemed viable.

Center Green Heights Park HOA Board Meeting Minutes

January 13, 2020

4-5 pm

4810 Kings Ridge Blvd

Board members present:

Audrey Nelson, President CGH Park HOA: 303-448-1802 Audrey@Audreynelson.com

Amy Iwata, President, Apple Green HOA: 303-618-2012 kiwata2@comcast.net

Jeff Skala, President Noble Park 2 HOA: 720-252-4042 jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA: 303-449-3017 eveincolor@gmail.com

- Introduction of new board member Amy Iwata
- Review of 2020 Projects and Budget
- Discussion of dues payment March 1 2020 rather than April 1 2020 due to low funds. AG has a board meeting Tuesday Jan 21 and will inform us after the meeting if they can submit their dues March 1. NP2 is unable to submit dues earlier.
- Brush pile in spring is building up due to major snow event/high winds. Audrey doesn't expect it to exceed \$250 at this time.
- US Bank signature card update to take Carmela off and add Evie. It was decided to add Evie since she will be on CGHP HOA board for another 2 years. Carmela is now off the board.
- Jeff brought up the issue of adding more funds for reserve in the 2021 budget. Audrey will consult US Bank about a line of credit attached to CGHP HOA account.